



ECONOMIC DEVELOPMENT COMMITTEE

DATE: Tuesday, May 3, 2022

TIME: 5:30 PM

LOCATION: VIA ZOOM

This meeting will be held remotely pursuant to the Remote Meeting Policy adopted by the Portland City Council and as authorized under 1 M.R.S. 403-B because of the existence of an emergency or urgent issue that requires the Committee to meet by remote methods. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live, a recording will be available in the [Agenda Center](#) following the meeting.

For public comment, 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 the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/88182387763?pwd=dkxVMWVORghsdDc4Z2d0bDhXL1Z2UT09>

Passcode: 102943

Or One tap mobile :

US: +19292056099,,88182387763# or +13017158592,,88182387763#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 881 8238 7763

International numbers available: <https://portlandmaine-gov.zoom.us/j/88182387763>

1. Review and accept Minutes of April 19, 2022 Committee meeting.

- a. See attached draft Minutes.

2. Public Hearing on Portland Downtown Fiscal Year 2023 Budget and Work Plan for Committee Discussion and Vote to Recommend forwarding this to the City Council for Approval – Mary Davis/Cary Tyson

- a. See attached Memorandum and backup.

3. Presentation by Waterstone Properties re: Future Development Plans for Rock Row - No Vote or Public Hearing

- a. See attached presentation.

4. Review of Affordable Housing TIF CEA and Housing Development Fund Requests

- a. See attached Memorandum and backup.

5. Communication: 2022 Workplan and Schedule – No Vote or Public Hearing Required

- a. See attached 2022 Workplan and Schedule

Next Meeting Date: May 17, 2022

Minutes

Remote Housing and Economic Development Committee

April 19, 2022

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

<https://www.portlandmaine.gov/129/Agendas-Minutes>

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, April 19, 2022, at 5:30 p.m. via Zoom. Present from the Committee were Chair Councilor Pious Ali, and members Councilors Roberto Rodriguez, and Andrew Zarro. Committee member Councilor Tae Chong could not be present. Present from the City staff were Interim Housing and Economic Development Department Director Mary Davis, Associate Corporation Counsel Michael Goldman, Interim OEO Director Angelina Jean, Licensing and Housing Safety Manager Zachary Lenhart, Chief of Staff Dena Libner, Compliance Officer Heidi McCarthy, Assistant City Manager Anne McGuire, Principal Administrative Officer Lori Paulette, and Housing Program Manager Victoria Volent.

Item #2: Review and vote on April 19, 2022, draft meeting Minutes.

On motion made by Councilor Rodriguez, seconded by Councilor Zarro, the Committee voted (3-0) (Councilor Chong absent) to accept the Minutes.

Item #3: Presentation and Committee discussion regarding preliminary findings of the Analysis of Impediments to Fair Housing

Heidi McCarthy introduced this item by noting Root Policy was hired by the City and Cumberland County to identify and evaluate barriers to fair housing in Portland and Cumberland

County as to inform the 2022-2026 Consolidated Plan. Mary Davis mentioned a final report by Root Policy will be presented later this summer to the Committee. Tonight's presentation is on preliminary findings.

Heidi Aggeler and Frankie Lewington of Root Policy presented their preliminary findings based on a resident survey, focus group discussions and interviews with members of the community and stakeholder organizations. The survey received 828 responses and the consultants spoke with nearly thirty regional stakeholders. Their slideshow presented responses regarding the housing market, perceived barriers to both housing development and accessing rental housing, and transportation system problems. Further slides included comments regarding housing challenges, challenges paying for housing, neighborhood challenges, experiences with looking for rental and homeownership units, reasons for moving when a household did not want to move, Section 8 voucher experiences, and housing discrimination experiences. Root Policy will compile this data into a report for the City and County for their review along with recommendations on how to address any identified issues.

Councilor Ali asked if the survey was statistically significant. Heidi Aggeler noted the survey was not based on a random sample as HUD requires a survey of households based on race, color, national origin, religion, sex, family status and disability reflected in the U.S. Census. Root Policy engaged specific, vulnerable populations such as voucher holders.

Councilor Rodriguez asked when the survey was conducted (during February and Mid-March of this year (available in Spanish, French, Portuguese, Somalian, and Arabic), and how will the results be utilized in the ReCode process. Mary Davis noted Root Policy will be analyzing the zoning ordinance and sharing their analysis with the Planning Department to inform the ReCode process. Heidi Aggeler indicated the results of their analysis will be used to show where ReCode rewrites would have a disproportionate impact on vulnerable populations.

Councilor Zarro asked how Portland can incentivize neighboring communities to also invest in affordable housing for a more regional approach. Heidi Aggeler noted HUD recommends a regional, collaborate approach. She also noticed as Portland leads, other communities take note and decide if they will follow. The final report from Root Policy is a good start towards discussing housing needs within the county.

Root Policy will return to the Committee when the report is finalized.

Item #3: Overview of the Outdoor Dining Permitting and Licensing Program.

Ms. Libner described the history of the program, particularly with the passage of the first “parklet ordinance” in April 2019; then May 2020 an emergency order in response to COVID-19 to temporarily close streets and expand outdoor commercial premises, including no cap on the number of parklets and reduction of fees, and temporary outdoor dining permits; and, September 2021, the adoption of “Open Air Portland”. During the height of the Pandemic many permits were issued, with enforcement not as strict to help businesses survive. Now, enforcement will be based on the Life Safety Code, which requires a certain number of restrooms and egress, which is causing angst for smaller establishments, while those with more real estate can accommodate the requirements.

Councilor Zarro thanked staff for their work during the Pandemic crisis for area businesses, and asked about the numbers of permits lower now than the past two years.

Mr. Lenhart noted that at the height of the Pandemic Cumberland County restricted indoor dining completely. Portland, therefore, under the Emergency Order, began to issue temporary outdoor dining permits. Before the Pandemic, outdoor dining permits were part of businesses’ license which gets renewed annually by the City. Now, with the popularity of outdoor dining, many want larger areas for such dining, which comes with regulations for restrooms and egress as noted previously. This limits the smaller establishments, particularly as

Permitting and Inspections will have stricter enforcement of the Life Safety Code as the Pandemic comes to an end.

After discussion, Chair Councilor Ali noted the Committee would like to further review and have discussion on possibly allowing outdoor dining year-round.

Item #4: Communications – No Vote or Public Hearing Required

- a. **See attached 2022 Committee Workplan and Schedule**
- b. **See attached Memorandum from Mary Davis Responding to Committee**

Questions

- c. **See attached Memorandum from ME Center for Economic Policy Re: Minimum Wage and Hazard Pay**

Ms. Davis noted that the Committee had two questions from its last discussion on possibly amending the citizen-passed referendum for minimum wage, i.e., has this been done before and what is the timeline to get this on the November ballot. Ms. Davis noted that in working with Corporation Counsel and the City Clerk, the City has not done this before, and the timeline would be a first reading in July and a second reading in August to make it on the November ballot. Staff would need to be clear on what the City Council would want on the ballot.

Councilor Zarro thanked Ms. Davis for the update, and would like to further discuss moving forward to recommend amendments to make this more appropriate for the time we are now in and perhaps bring in experts to discuss this topic.

Councilor Rodriguez noted interest to have the discussion, but would like more information on who it would impact and how this could be improved.

Chair Councilor Ali agreed that hearing from experts on this would help, as well as hearing from the business community.

Councilor Zarro noted that it is worthy to further discuss and he would send an email to Ms. Davis and the Chair on his thoughts, and any fellow Councilors' thoughts, about what could be proposed for amendments. Information about what is a living wage for Portland and its various populations perhaps could lead to a recommendation for an amended minimum wage.

Ms. Davis said that an email would be helpful to provide more focus.

On motion then made by Councilor Rodriguez, seconded by Councilor Zarro, the Committee voted 3-0 to adjourn at approximately 7:10 p.m.

Respectfully, Lori Paulette and Victoria Volent



MEMORANDUM

TO: Councilor Pious Ali, Chair
Members of the Housing and Economic Development Committee

FROM: Mary Davis, Interim Housing and Economic Development Director

DATE: April 19, 2022

SUBJECT: Portland Downtown (PD)/Annual Assessment Documents for FY2023:
1. Adopting Development Program for PD;
2. Establishing Special Assessment; and,
3. Authorizing Agreement

I. ONE SENTENCE SUMMARY

Annually, the City Council authorizes the City Manager to execute documents necessary for the continued operation of Portland Downtown (formerly known as Portland's Downtown District).

II. BACKGROUND

The PD District was originally established by the City Council on March 16, 1992. Since then, each year in June, for the following fiscal year starting July 1, City Council authorization of establishing the special assessment and approval of the documents is needed.

For FY2023, City Council authorization is needed for the continued operation of PD, which include: (1) Adopting the Development Program for the PD; (2) Assessing Maintenance and Implementation Assessments in the PD District; and, (3) authorizing the Agreement for work to be done by PD and work to be done by the City.

The budget for PD is funded largely from special assessments on all real estate in the current District. The revenue raised through the special assessment will fund the PD development program expenses for FY2023. The proposed mil rate to raise this assessment will be determined toward the end of May, but is currently estimated to be approximately .00066 in order to raise the PD Board approved budget of \$1,200,000.

Portland Downtown representatives will provide a presentation to the HEDC at its May 3, 2022, meeting.

III. INTENDED RESULT OR COUNCIL GOAL ADDRESSED

The intended result is for the City Council to accept the FY2023 Development Plan, authorize the annual special assessment levied to property owners in the District in order for the PD to continue its program of services to support downtown cleanliness, safety, and events, and to formalize the Agreement between the PD and the City for services.

IV. FINANCIAL IMPACT

This year's assessment will be funded from special assessments on all real estate in the current district for an estimated FY2023 total of \$1,200,000, an increase of \$163,500 from FY2022 budget of \$1,036,500. The increase is due largely to the anticipated inflation and addition of public restrooms in the District and their maintenance. This assessment would be for the period July 1, 2022, to June 30, 2023. ***The proposed mil rate to raise this assessment will be determined later in May and is currently estimated to be \$.66 cents per \$1,000 of property value in the District. The FY2022 mil rate was \$.57 cents per \$1,000 of property value in the District, lower than in previous years due to the Revaluation; in FY2021, the mil rate was \$1.05; in FY2020, the mil rate was \$1.09; in FY2019, the mil rate was \$1.03 cents per \$1,000 of property value in the expanded district. It is noted that for the prior nine (9) years before FY2019, the PD mil rate had been the same rate of \$.92 cents per \$1,000 of property value in the geographic area before the approved FY2019 geographic expansion of the district.***

V. STAFF ANALYSIS AND RECOMMENDATION THAT WILL NOT APPEAR IN THE AGENDA DESCRIPTION

City staff have reviewed the documents and recommends the HEDC vote to forward this to the City Council with a recommendation of approval.

VII. RECOMMENDATION

The Portland Downtown Board of Directors voted to approve the FY2023 Budget at its April 21, 2022, meeting.

It is recommended that the HEDC vote to forward this to the City Council with a recommendation of approval.

VIII. LIST OF ATTACHMENTS

- Development Plan and FY2023 Budget
- Agreement with Exhibits
- FY2022 Listing of Properties and Assessments in District/to be updated for FY2023

FY23 Budget and Development Plan



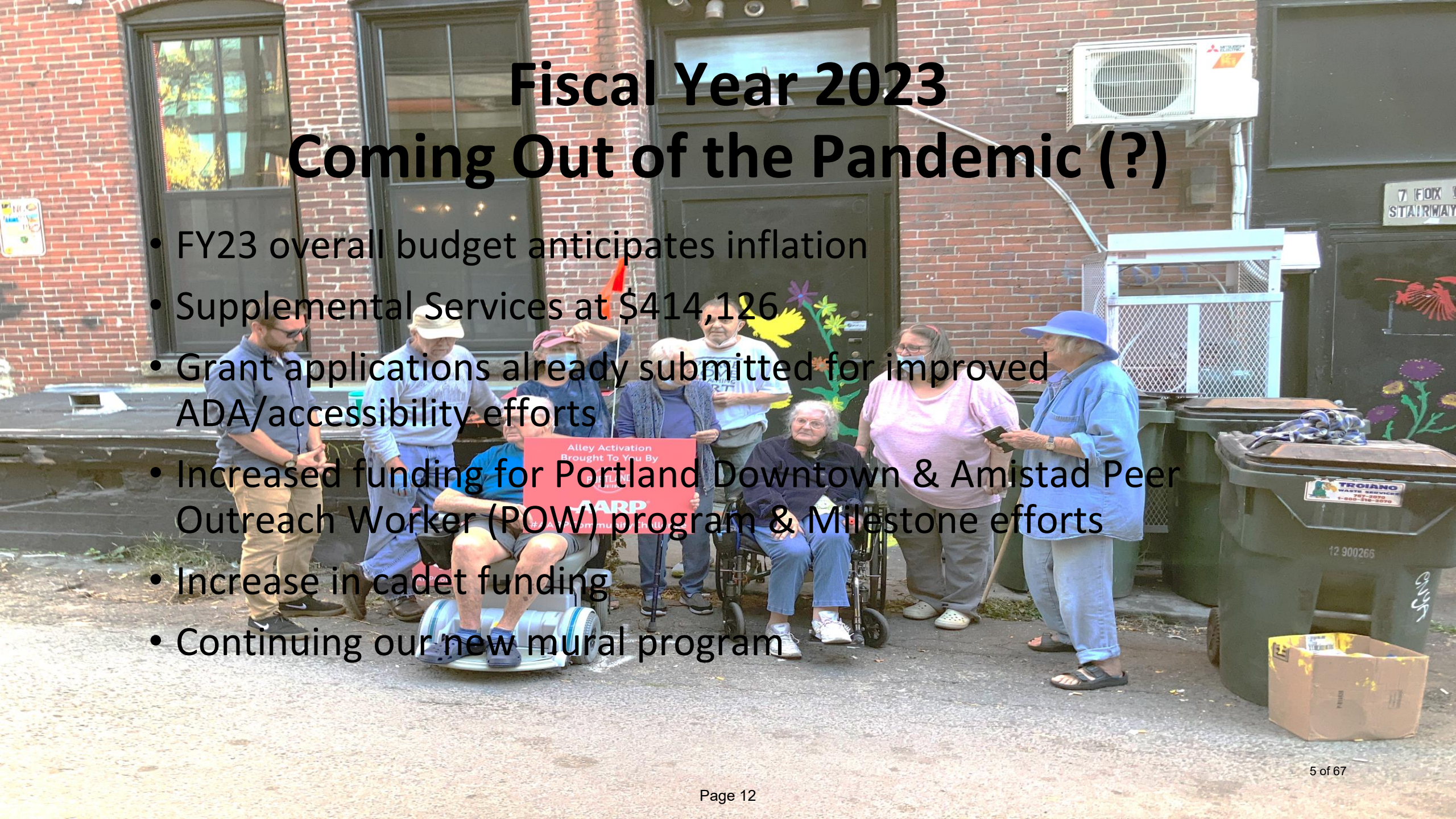
Portland Downtown stimulates a thriving, vibrant & sustainable downtown community

FY22 Highlights

- Monument Square Tree Cam
- Mission 3/65
- Merchant Forums early pandemic
- Continued successful cadet program
- Graffiti fighting partnership with LearningWorks & now Audet Enterprises
- Partnered with Milestone HOME Team & Amistad
- Public Restroom Advocacy, Success, Forum & continued efforts
- Alleyway Activation – Lower Exchange & Mechanics' Hall + lights
- Vaccine Clinic partnership
- Bike Repair Stations – First in the state!
- Two murals completed (Flask Lounge & Aura)
- Hand Sanitizer distribution
- Park(ing) Day
- Distant Dinner with Canadian partners
- Mental Health First Aid workshop
- Boomer Institute/Southern Jobs Collaborative

Fiscal Year 2023 Coming Out of the Pandemic (?)

- FY23 overall budget anticipates inflation
- Supplemental Services at \$414,126
- Grant applications already submitted for improved ADA/accessibility efforts
- Increased funding for Portland Downtown & Amistad Peer Outreach Worker (POW) program & Milestone efforts
- Increase in cadet funding
- Continuing our new mural program



Notes on FY23 Budget

- Like most organizations, activities remain pandemic dependent
 - PD strives to model good organizational behavior & follow CDC guidelines
- While we expect events such as Merry Madness to take place this winter, we are estimating likely safe crowd allowances & income accordingly
- Visitor Information Booth
- Additional Placemaking Activities

FY23 Development Plan

- Strengthen outreach & relationship building
- Grow advocacy efforts
- Continue to expand mural program
- Implement new strategic plan & continue to tweak committee structure
- Further engage downtown residential community
 - New board seat for downtown renters
- Monument Square efforts continue
 - Include potential partnership with soccer/World Cup viewing parties
- Public Restroom efforts continue
- Age-Friendly Business efforts continue

2020-2025 Strategic Plan Guiding Principles

- Portland Downtown is a community builder
- Portland Downtown is a key advocate for the downtown community
- Portland Downtown is a strong partner & collaborator
- Portland Downtown strives to be increasingly environmentally sustainable
- Portland Downtown believes in organizational sustainability

PORTLAND DOWNTOWN BUDGET FY23

Estimated valuation \$

FY23 DRAFT Budget	
INCOME	
ASSESSMENT INCOME	<u>\$ 1,200,000.00</u>
EVENT INCOME	
LIGHT UP YOUR HOLIDAYS	
TREE LIGHTING SPONSORSHIPS	\$ 11,000.00
WINDOW DISPLAY CONTEST SPONSOR	\$ 1,000.00
	\$ -
SHOP FOR A CAUSE SPONSORSHIP	\$ 2,500.00
MERRY MADNESS TICKET SALES	\$ 22,500.00
MERRY MADNESS SPONSORSHIP	\$ 7,500.00
Total Light Up Your Holidays	<u>\$ 44,500.00</u>
POLICE AWARDS BREAKFAST SPONSORSHIPS	\$ 5,000.00
DOWNTOWN WORKER APPRECIATION DAY SPONSORSHIPS	\$ 4,000.00
SUMMER KICK OFF WEEKEND	
SQUARE HOP SPONSORSHIP	\$ 4,000.00
	\$ -
	\$ -
Total Summer Kick Off Weekend	<u>\$ 4,000.00</u>
Total EVENT INCOME	<u>\$ 57,500.00</u>
DIRECTORY PARTNERSHIP/CONTRIBUTION	\$ 4,000.00
GRANT INCOME	\$ 1,500.00
CONTRIBUTIONS INCOME	\$ 750.00
PARK & WORK INCOME	\$ 400.00
Total Income	<u>\$ 1,264,150.00</u>

Expense**CLEAN INITIATIVES**

SUPPLEMENTAL SERVICES CONTRACT	\$	411,055.00
FIXED FEE FOR DID ADMIN	\$	12,000.00
ESTIMATED NONCOLLECTION	\$	12,000.00
CLEAN & SAFE INITIATIVES	\$	10,000.00
ALLEYWAY ACTIVATION	\$	2,500.00
PUBLIC RESTROOM MAINTENANCE, ETC	\$	10,000.00
REPAIRS & IMPROVEMENTS	\$	7,500.00
Total Clean Initiatives	\$	465,055.00

EMPLOYEE COSTS

PAYROLL	\$	265,000.00
HEALTH & DENTAL	\$	35,000.00
LIFE & DISABILITY INSURANCE	\$	3,650.00
PAYROLL PROCESSING FEE	\$	1,350.00
PAYROLL TAX EXPENSE	\$	17,500.00
EMPLOYEE PARKING & BUS	\$	5,000.00
	\$	-
SIMPLE IRA MATCH	\$	4,000.00
Total Employee Costs	\$	331,500.00

PROGRAMS & PARTNERSHIPS

WINTER LIGHTS/PANDORA LACASSE	\$	65,000.00
VISITOR INFORMATION BOOTH/VISIT PORTAND	\$	10,000.00
POLICE CADET PROGRAM EXPENSE	\$	45,000.00
GRAFFITI	\$	30,000.00

MILESTONE HOMETEAM	\$	12,500.00
MONUMENT SQUARE MARKET & ACTIVATIONS	\$	10,000.00
PEER OUTREACH WORKER PROGRAM	\$	7,500.00
Total Programs & Partnerships	\$	180,000.00

RENT & UTILITIES

RENT	\$	25,000.00
CAM CHARGES	\$	10,000.00
TAXES- PERSONAL PROPERTY	\$	600.00
ELECTRIC	\$	1,700.00
GAS	\$	1,400.00
TELEPHONE & INTERNET	\$	3,800.00
Total Rent & Utilities	\$	42,500.00

OPERATIONS

BANK SERVICE CHARGES	\$	100.00
CLEANING	\$	4,800.00
COPIER	\$	3,200.00
IT SUPPORT	\$	1,250.00
MEMBERSHIPS, DUES & SUBSCRIPTIONS	\$	4,500.00
EQUIPMENT EXPENSE	\$	2,000.00
POSTAGE	\$	3,500.00
SUPPLIES	\$	4,000.00
WEBSITE HOSTING + DEVELOPMENT	\$	1,400.00
INTERN	\$	5,000.00
-	-	
SUBCONTRACTORS	\$	2,500.00
CONTINGENCY FUND	\$	5,000.00
RESERVE FUND	\$	20,000.00
Total Operations	\$	57,250.00

MARKETING

GENERAL MARKETING	\$	20,000.00
DIRECTORY DISTRIBUTION	\$	4,000.00
SPONSORSHIPS/PARTNERSHIPS	\$	3,000.00
Total Marketing	\$	27,000.00

INSURANCE

DIRECTORS & OFFICERS	\$	650.00
GENERAL/EVENTS/LIQUOR	\$	6,000.00
WORKERS COMPENSATION	\$	1,200.00
Total Insurance	\$	7,850.00

PROFESSIONAL FEES

ACCOUNTING	\$	3,500.00
AUDIT	\$	8,000.00
ANNUAL ELECTIONS	\$	2,000.00
LEGAL	\$	5,000.00
Total Professional Fees	\$	18,500.00

ORGANIZATIONAL ACTIVITIES

STAKEHOLDER + VOLUNTEER APPRECIATION	\$	2,500.00
MEETINGS	\$	2,500.00
PROFESSIONAL DEVELOPMENT	\$	7,500.00
Total Organizational Activities	\$	12,500.00

EVENTS**LIGHT UP YOUR HOLIDAYS**

LUYH GENERAL MARKETING	\$	5,000.00
TREE LIGHTING: MARKETING	\$	4,500.00
TREE LIGHTING: PERFORMERS	\$	2,500.00
TREE LIGHTING: SECURITY	\$	-



TREE LIGHTING: STAGE & SOUND	\$	3,500.00
TREE LIGHTING EVENT MANAGEMENT	\$	500.00
RETAIL EVENTS	\$	5,000.00
TREE CAM	\$	2,500.00
MERRY MADNESS: MARKETING	\$	2,000.00
MERRY MADNESS: EVENT	\$	12,000.00
MERRY MADNESS EVENTBRITE FEES	\$	3,250.00
MERRY MADNESS: EVENT MANAGEMENT	\$	1,500.00
MM PASSPORT APP	\$	3,500.00
Total Light Up Your Holidays	\$	45,750.00
POLICE AWARDS BREAKFAST	\$	4,500.00
DOWNTOWN WORKER APPRECIATION DAY	\$	4,000.00
SUMMER KICK OFF WEEKEND		
SQUARE HOP ENTERTAINMENT	\$	3,000.00
SQUARE HOP MARKETING	\$	1,000.00

Total Summer Kick Off Weekend	\$	4,000.00
TOTAL EVENTS	\$	58,250.00
PARK AND WORK	\$	500.00
TOTAL EXPENSE	\$	1,200,905.00
NET INCOME (LOSS)	\$	14,850.00

**AGREEMENT BETWEEN
THE CITY OF PORTLAND
AND
DOWNTOWN IMPROVEMENT DISTRICT, INC.
d/b/a PORTLAND DOWNTOWN**

AGREEMENT made as of the 1st day of July, 2022, (the “Effective Date”) by and between the **CITY OF PORTLAND**, a municipal corporation of the State of Maine, (the “City”) and **DOWNTOWN IMPROVEMENT DISTRICT, INC., d/b/a PORTLAND DOWNTOWN**, a Maine non-profit corporation, having its office and place of business at Portland, Maine (“**Portland Downtown**” or “**PD**”).

WHEREAS, by Council Orders 306-91/92 dated March 16, 1992, 185-94/95 dated February 22, 1995, 158-03/04 dated March 1, 2004, and 242-18/19 dated June 18, 2018, the City has approved an economic development district designated as the “Downtown Improvement District” (hereinafter, the “District”), a description and map of which are attached hereto as Exhibits A and B respectively and incorporated herein; and

WHEREAS, in 1992 the private sector formed an independent, non-profit corporation that has since managed Portland Downtown in fulfilling its mission, which includes, in part, the administration of the provision of supplemental services to the District, as described herein; and

WHEREAS, Portland Downtown is in need of services within the District which supplement the baseline services provided by the City (“Supplemental Services”) and the City is willing to provide Supplemental Services pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the covenants herein contained, the parties hereto mutually agree as follows:

ARTICLE I. Term

- a. The term of this Agreement shall commence on the Effective Date and expire on June 30, 2023 (the “Term”).

ARTICLE II. Financial Considerations

- a. The City will levy development district assessments (“Development District Assessments”) on property in the District as authorized by the City Council and permitted by law. City-owned property, as well as property which is tax exempt under Maine law, shall not be assessed by the City.

- b. For the period commencing on the Effective Date and ending June 30, 2023, the City will pay Portland Downtown in monthly installments, to reflect the Development District Assessments collected by the City net of the all-inclusive administrative fee defined below. Installment payments will be made on the 1st of each month beginning July 2022 through and including June 1, 2023. Portland Downtown agrees to an all-inclusive administrative fee, defined as direct and indirect costs, of Nine Thousand Six Hundred Fifty Dollars (\$9,650.00). In addition, the City is entitled to withhold an estimate of uncollected development district assessments from payment to Portland Downtown. The estimate will be provided to Portland Downtown by 2/15/2023. Any difference between estimated and actual uncollected Development District Assessments will be trued up in the next fiscal year pursuant to subsection c below.
- c. In addition to the foregoing, the City will pay in a lump sum, within thirty (30) days from the close of the fiscal year, any amount assessed in a prior year, but collected in a subsequent year. Said payment by City shall be in the amount of the net assessment collected as provided herein, less any amounts remaining to be reimbursed under a prior year Agreement with the City, and considering any prior payments made as per Section b. City will provide Portland Downtown with written detail as to any deductions taken from payments under this paragraph.
- d. Notwithstanding the foregoing, Portland Downtown agrees that it will neither encumber funds which it anticipates receiving from development district assessments nor incur expenditures in anticipation of receipt of such funds except in accord with the line items in the budget attached hereto as Exhibit C, or any subsequent amendments thereto approved by the City.
- e. Portland Downtown has approved Portland Downtown's budget and Development Program in Exhibit C, covering the period beginning on July 1, 2022, and ending on June 30, 2023, and the City Council has approved the special assessment mil rate that provides funding to support the Portland Downtown's budget and Development Program.
- f. Portland Downtown will provide the Director of Finance with an annual certified financial statement, including, but not limited to, a statement of its cash position. At a minimum, the statement shall list all income and expenses, and shall be provided to the Finance Director within six (6) months after the fiscal year ends.
- g. Portland Downtown shall have reasonable access to the City's assessment collection records, and the City shall have reasonable access to the Portland Downtown's books and records.

Article III. Baseline Services To be Provided By City

- a. The City will provide, at no expense to Portland Downtown, all of the services included on the list entitled Baseline City Services that is attached hereto as Exhibit D and made a part hereof (the “Baseline City Services”). The specific nature and amount of such Baseline City Services shall be determined in the City’s reasonable discretion.
- b. The City may reduce the Baseline City Services in its discretion at any time, but only as part of a City-wide reduction in such services.

Article IV. Supplemental Downtown District Services To Be Provided By City For A Fee

- a. The City will provide all of the services included on the list entitled Supplemental Downtown District Services that is attached hereto as Exhibit E and made a part hereof. In consideration of the City’s provision of the Supplemental Downtown District Services, Portland Downtown shall pay the City the total amount set forth in Exhibit F, Public Works Budget, in equal monthly installments during the term of this Agreement.
- b. The City shall endeavor to assign the following City staff (the “City Downtown Staff”) to perform the Supplemental Downtown District Services weekly during the term of this Agreement:

- 1 Public Works Supervisor – Daytime
 - 1 Portland Downtown Steward – Daytime
 - 4 Maintenance Workers – 3 Daytime and 1 Overnight
 - 1 Seasonal Laborer, April 15 – October 31 - Days

The City Downtown Staff shall either be employees of or contractors for the City and shall not be considered to be employees of Portland Downtown. The City reserves the right to increase or decrease the number of City Downtown Staff and to change their hours and schedules if it determines that such increase or decrease is in the City’s best interests, provided that any decrease in such staff shall not result in a material decrease in the Supplemental Downtown District Services.

- c. The City’s Public Works Director and/or designee (the “City Director”) and Portland Downtown’s Executive Director and/or designee (the “PD Director”) agree to meet and communicate on a monthly basis with meeting agendas to ensure quality control in service delivery is meeting expectations and to share updated information on service activities, programs and projects.
 - d. Portland Downtown and City Manager will meet annually on or around April of each year to discuss prioritization of larger projects within the District generally included in baseline services or CIP and managed by other City teams or departments. These include, but are not limited to, major sidewalk repairs, tree well rehabilitation, landscape installations and other reconstruction projects.
 - e. In the event Portland Downtown requests services from City in addition to those included herein, City shall have the option, in its sole discretion, to provide such services

with payment to be made by Portland Downtown for any such services on a time and materials basis, or such other basis as the parties may agree in writing. The budget for additional services must be agreed to in advance by the parties. "Time" as used herein shall mean all of the City's employee costs, i.e. hourly wages or salary, and "materials" as used herein shall mean the actual cost to the City of equipment, materials and/or supplies provided or used in connection with such services, with no additional markup. In such cases the City shall provide a detailed and itemized invoice of the individuals providing the service, the time spent by the individuals and the volume and unit cost of materials expended.

- f. It is understood and agreed by the parties that City will adopt an expenditure budget, Exhibit F, which shall be provided to Portland Downtown for preliminary review no later than March 20, 2023, and which will include the cost of the Supplemental Downtown District Services, and that the City will adopt a revenue budget that will provide for the reimbursement of such costs by Portland Downtown as provided hereunder. In the event that either Portland Downtown or the City anticipates that there will be insufficient revenues to pay for such Supplemental Downtown District Services, said party will notify the other party of the anticipated shortfall, and the parties agree to meet promptly and confer to modify the level of Supplemental Downtown District Services that the City is able to provide. It shall be the responsibility of PD to notify City as soon as reasonably possible if such Supplemental Downtown District Services need to be modified or adjusted for anticipated revenue shortfalls or modifications. In the event of a revenue shortfall, the City will have no obligation to provide Supplemental Downtown District Services in excess of PD funds available to reimburse City. The City will have the right, but not the obligation, to continue to provide such Supplemental Downtown District Services to the extent provided in the City budget even in the event of a revenue shortfall. The parties agree to memorialize in writing any changes in the monthly payments due under this Agreement.
- g. In addition to any required City work uniforms, City Downtown Staff will wear vests already purchased by the City, which include the Portland Downtown logo.
- h. Prior to any discussion of modifying, adjusting or terminating this Agreement, Portland Downtown shall invite the City Manager or his designee to a meeting of the Board to discuss such contemplated modification, adjustment or termination.

Article V. Services To Be Provided By Portland Downtown.

- a. Except for the Supplemental Services, which shall be provided by the City and paid for by Portland Downtown in accordance with Article IV, Portland Downtown, shall provide the services described in Exhibit C, Portland Downtown's Budget and Development Plan.
- b. In addition to the services described in Exhibit C, Portland Downtown may, at its own expense:
 - i. Provide staff and administrative services for supervision of the daily activities and public space management of the District.

- ii. Establish positions for administration and management of its programs;
- iii. Recruit, hire, and pay and otherwise supervise its work force necessary such that it can successfully fulfill its responsibilities.
- iv. Establish a corporate Board of Directors whose members fairly represent a cross section of taxpayers in the District.
- v. Establish a mechanism for resolving any dispute to the kind and level of services which may arise between Portland Downtown and persons subject to development district assessments regarding the kind and level of services provided by Portland Downtown. As such time, a dispute cannot be resolved the City Manager will be notified.
- vi. Provide liaison between the City, the District, property owners, civic groups, interested persons, and other groups and individuals, as necessary to carry out the mission of the Portland Downtown.
- vii. Maintain all minutes and records of Portland Downtown proceedings as may be required.
- viii. Participate in decoration, activation, and beautification of public places in the District.
- ix. Sponsor and promote public events to take place on or in public places in the District, subject to the provisions in Exhibit E.
- x. Provide advice or feedback to City staff about proposed events in public spaces within the District by sharing various permits the City approves in the District.
- xi. Advertise and promote non-profit, cultural, educational and commercial business activities in the District.
- xii. Maintain existing pedestrian way finding signage for the District in accordance with applicable City codes and ordinances.
- xiii. Conduct public relations, generating favorable publicity for, and enhancing economic growth in, the District.
- xiv. Facilitate management of the Visitor Information Booth in Tommy's Park.
- xv. Wash, maintain and relocate street furniture, trash cans, street lanterns, and undertake minor repairs to street furniture in consultation with PD staff.
- xvi. Engage in partnerships with other organizations to provide programs and services.
- xvii. Install pole banners in the District, provided that Portland Downtown shall obtain the consent of the City's Director of Parks, Recreation and Facilities, or his or her designee, in consultation with Public Works crew, prior to the installation of any banners.
- xviii. Monitor performance of City Downtown Staff through specific PD access to "See, Click, Fix" software. PD may also track and evaluate outcomes to ensure alignment with this Agreement. Data will be reported to the City's Director of Public Works by PD's staff during the monthly meeting as designated in Article IV, Section c.

Nothing in this Agreement is intended to or shall be construed to limit Portland Downtown's general powers, as set forth in the Maine Nonprofit Corporation Act, Title 13-B of the Maine Revised Statutes Annotated.

ARTICLE VI. Termination.

- a. This Agreement may be terminated by either party for good cause. Good cause shall be deemed to be found by the City at such time as Portland Downtown's performance under this Agreement has been determined in the exclusive judgment of the City Manager to be unsatisfactory, which determination shall not be unreasonable.
- b. If Portland Downtown should fail to perform any material covenant, obligation or agreement hereunder for a period of thirty (30) days after written notice from the City Manager specifying such failure, then, upon expiration of the thirty (30) day period, the City Manager may provide Portland Downtown with notice of his intention to terminate the Agreement as provided herein. Portland Downtown shall have a ninety (90) day period, computed from the date of receipt of the notice of intent to terminate, within which to provide satisfactory service. In the event the City Manager should determine, at the expiration of the ninety (90) day period, that Portland Downtown's performance is still unsatisfactory and declare that the Agreement is terminated, the City Manager shall provide Portland Downtown with a written notice of termination. Portland Downtown shall have the right to appeal his decision to the City Council. PD shall file such appeal with the City Manager within seven (7) business days from the date Portland Downtown receives the notice of termination. The terms and conditions of this Agreement shall remain in full force and effect and binding on both parties until the City Council has acted on the appeal.
- c. Portland Downtown shall be deemed to have good cause to terminate this Agreement if (i) the City, pursuant to the provisions of Article II, should reduce its anticipated payments by more than 20% of the amount it would otherwise have paid during the periods from the Effective Date to December 31, 2022, and January 1, 2023 to June 30, 2023; (ii) if the City should be more than 30 days in arrears in any payment due hereunder; or (iii) the City should fail to provide the Supplemental Downtown District Services in a material and substantial way. In the event Portland Downtown should have "good cause" to terminate this Agreement, its relief shall be limited solely to termination of this Agreement, and it shall not be entitled to damages of any kind nor to equitable relief.
- d. Nothing herein shall be construed as giving Portland Downtown the right to perform the work contemplated under this Agreement beyond the time when Portland Downtown's services become unsatisfactory as determined by the City Manager, following the ninety (90) day notice period, or, in the event of an appeal, beyond the time the City Council has affirmed the City Manager's decision. In case Portland Downtown should be discharged before all the services contemplated hereunder have been completed, or the services for any reason should be stopped, either because of the expiration of the term hereof or because of the inability of Portland Downtown to fulfill its obligations under this Agreement, Portland Downtown shall be reimbursed for all services satisfactorily

performed to the date of termination in accordance with Article II hereof. After notice of termination and completion of the appeal process, Portland Downtown shall:

1. With respect to existing activities, take only such actions as the City Manager shall direct;
 2. Upon City's request, assign to the City in the manner, at the times and only to the extent the City, acting by and through its City Manager, may direct it to do so, all the rights, title and interest of Portland Downtown in and to all existing orders and agreements.
 3. To the extent rights, title and interests of Portland Downtown in and to existing orders and agreements may be assigned to the City and accepted by it; obligations incurred on or after such assignment will be assumed by the City. Otherwise, Portland Downtown shall settle all outstanding liabilities and all claims arising out of any terminated orders or agreements.
 4. Deliver to the City, in the manner, at the times and to the extent directed by the City Manager, all documents and data produced by Portland Downtown as part of or in connection with the work.
- e. Either party may terminate or modify this Agreement in the event of a budget shortfall upon no less than Sixty (60) days prior written notice to the other party.
- f. In the event Supplemental Downtown District Services are terminated for any reason by either party, it shall be in City's discretion as to whether it will continue or resume providing such Supplemental Downtown District Services.

ARTICLE VII. Assignment

Portland Downtown covenants and agrees that it will neither assign nor transfer any rights hereunder, either in whole or in part, without first obtaining the prior written consent of the City.

ARTICLE VIII. Performance of Services

All services performed under this Agreement shall be performed in a good, workmanlike fashion.

ARTICLE IX. Compliance with Law

Portland Downtown will comply with all applicable provisions of Federal, State, and local law, including, but not limited to, the Civil Rights Act of 1964, in its performance under this Agreement. Portland Downtown shall include a similar provision in each of its subcontracts.

ARTICLE X. Indemnification

- a. Portland Downtown shall, at its own cost and expense, defend, indemnify, and hold harmless the City, its officers, agents, and employees, from and against the following:
 1. to the fullest extent permitted by law, Portland Downtown shall defend, indemnify and hold harmless the City, its officers and employees, from and against all claims, damages, losses, and expenses, just or unjust, including but not limited to costs of defense, including attorney's fees, arising out of or resulting from the performance of this Agreement, provided that any such claims, damage, loss or expense is (1) attributable to bodily injury, sickness, disease, or death, or injury to or destruction of tangible property, including the loss or use thereof; and (2) is caused in whole or in part by any negligent act or omission of Portland Downtown, anyone directly or indirectly employed by it, or anyone for whose act it may be liable;
 2. all claims and liens of Portland Downtown's consultants, subcontractors, and their laborers, mechanics, materialmen, and/or suppliers. Such obligation shall not be construed either to negate or abridge any other obligation of indemnification, and shall not be limited by any provision for insurance contained in this Agreement.
 3. Notwithstanding the foregoing, nothing herein shall be construed as waiving or otherwise voiding the City's right to all protections under the Maine Tort Claims Act, 14 M.R.S. §§ 8101 et. seq., as the same may be amended from time to time.

ARTICLE XI. Insurance

- a. Neither Portland Downtown nor any of its subcontractors shall commence work under this Agreement until they have provided the insurance coverage required by this Agreement and such coverage has been approved by the City.
- b. Prior to the execution of this Agreement, Portland Downtown will procure and maintain occurrence-based Automobile Liability Insurance and Commercial General Liability Insurance coverage in amounts of not less than Four Hundred Thousand Dollars (\$400,000.00) per occurrence for bodily injury, death and property damage, naming the City as an additional insured thereon, and also Workers' Compensation Insurance coverage to the extent required by law. With respect to the Automobile and Commercial General Liability Insurance, Portland Downtown shall name the City as an additional insured for coverage only in those areas where government immunity has been expressly waived by 14 M.R.S. A. § 8104-A, as limited by § 8104-B, and § 8111. This provision shall not be deemed a waiver of any defenses, immunities or limitations of liability or damages available to the City under the Maine Tort Claims Act, other Maine statutory law, judicial precedent, common law, or any other defenses, immunities or limitations of liability available to the City. Prior to execution of this Agreement, Portland Downtown shall furnish the City and thereafter maintain certificates evidencing all such coverages, which

certificates shall guarantee thirty (30) days' notice to the City of termination of insurance from the insurance provider or agent. Portland Downtown shall also provide a copy of any endorsement naming the City as additional insured. A certificate that merely has a box checked under "Addl Insr," or the like, or that merely states the City of Portland is named as an Additional Insured, will not be acceptable. The Workers' Compensation insurance shall include an endorsement waiving all rights of subrogation against the City of Portland, its officers or employees. Upon City's request, Portland Downtown shall provide City with a complete copy of any of the above-referenced policies. Portland Downtown shall be responsible for any and all deductibles and/or self-insured retentions.

Article XII. No Joint Venture; Independent Contractors

- a. Nothing contained in this Agreement will constitute or be construed to be or create a partnership or joint venture between the parties or any of their respective officers, directors, employees, affiliates, successors or assigns. The parties understand and agree that this Agreement does not make either of them an agent or legal representative of the other for any purpose whatsoever. No party is granted, by this Agreement or otherwise, any right or authority to assume or create any obligation or responsibilities, express or implied, on behalf of or in the name of any other party, or to bind any other party in any manner whatsoever.
- b. Each party will secure, at its own expense, all personnel, materials, and equipment required to perform its obligations under this Agreement. Each party, in accordance with its status as an independent contractor, covenants and agrees that its employees shall be regarded for all legal and tax purposes as its own employees during the term of this Agreement, and each party shall govern and supervise the work of its own employees. Each party shall discharge all applicable obligations imposed upon employers under the law, including without limitation payment of wages, social security taxes, withholding taxes, unemployment taxes and worker's compensation. Both parties' employees shall not be considered employees of the other party for any purpose and shall not be entitled to any retirement benefits, social security benefits, unemployment benefits, group health or life insurance, vacation, personal, or sick leave, worker's compensation, or any other similar benefits ("Employment Benefits") from the other party. Each party further covenants and agrees that its employees will conduct themselves consistent with such status, that they will neither hold themselves out as, nor claim to be, officers or employees of the other party by reason of this Agreement, and that its employees will not, by reason of this Agreement, make any claim, demand or application to or for any right or privilege applicable to an officer or employee of the other party, including but not limited to the Employment Benefits.
- c. Nothing in this Agreement is intended to or does prohibit Portland Downtown or the City from entering into any other contractual relationship with each other or any third party.

Signature page follows.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the _____ day of _____, 2022.

WITNESS

CITY OF PORTLAND

By: _____

Danielle P. West
Its Interim City Manager

WITNESS

**DOWNTOWN IMPROVEMENT
DISTRICT, INC.
d/b/a PORTLAND DOWNTOWN**

By: _____

Gillian West
Its Board Chair

Approved as to Form:

City Corporation Counsel

Approved as to Funds:

City Finance Department

EXHIBIT A

(Insert Map of District)

**Portland
Downtown District
Boundary Map**

June 18, 2018

EXHIBIT A

Legend

Portland Downtown District also 7/1/2018

0 500 1,000 2,000 Feet



EXHIBIT B

(Insert Legal Description of District)

The following is a description of the boundary of Portland Downtown as of July 1, 2018:

Beginning at the intersection of the easterly side of State Street and the northerly side of Congress Street;

Thence easterly along the northerly side of Congress Street to the southwesterly side of High Street;

Thence northwesterly along the southwesterly side of High Street to the southerly side of Deering Street;

Thence northeasterly perpendicular to and crossing High Street to the northeasterly side of High Street;

Thence northwesterly along the northeasterly side of High Street to the southeasterly side of Cumberland Avenue;

Thence northeasterly along the southeasterly side of Cumberland Avenue to the southwesterly side of Franklin Street;

Thence southeasterly along the southwesterly side of Franklin Street to the northwesterly side of Commercial Street;

Thence easterly and diagonally across Commercial Street to the intersection of the southeasterly side of Commercial Street with the northeasterly boundary line of the Maine State Pier;

Thence southwesterly along the southeasterly side of Commercial Street to its intersection with the northeasterly side of the road to Wright's Wharf;

Thence northwesterly perpendicular to and crossing Commercial Street to the northwesterly side of Commercial Street;

Thence southwesterly along the northwesterly side of Commercial Street to the northeasterly side of High Street;

Thence northwesterly along the northeasterly side of High Street to the northwesterly side of Spring Street;

Thence southwesterly along the northwesterly side of Spring Street to the northeasterly side of Park Street;

Thence northwesterly along the northeasterly side of Park Street to the southerly side of Congress Street;

Thence westerly along the southerly side of Congress Street to the easterly side of State Street;

Thence northerly along the easterly side of State Street to the northerly side of Congress Street and the Point of Beginning.

Meaning and intending to include all parcels fronting on the streets and contained within the perimeter of the figure as described.

All as shown on a map dated 6/18/2018 entitled Portland Downtown District Boundary Map on file in the City of Portland's Assessor Office and the Economic Development Office. Any inconsistencies between this description and the boundary map shall be controlled by the boundary map.

EXHIBIT C

(Insert Portland Downtown Budget)

PORTLAND DOWNTOWN BUDGET FY23

Estimated valuation \$

FY23 DRAFT Budget	
INCOME	
ASSESSMENT INCOME	\$ 1,200,000.00
EVENT INCOME	
LIGHT UP YOUR HOLIDAYS	
TREE LIGHTING SPONSORSHIPS	\$ 11,000.00
WINDOW DISPLAY CONTEST SPONSOR	\$ 1,000.00
	\$ -
SHOP FOR A CAUSE SPONSORSHIP	\$ 2,500.00
MERRY MADNESS TICKET SALES	\$ 22,500.00
MERRY MADNESS SPONSORSHIP	\$ 7,500.00
Total Light Up Your Holidays	\$ 44,500.00
POLICE AWARDS BREAKFAST SPONSORSHIPS	\$ 5,000.00
DOWNTOWN WORKER APPRECIATION DAY SPONSORSHIPS	\$ 4,000.00
SUMMER KICK OFF WEEKEND	
SQUARE HOP SPONSORSHIP	\$ 4,000.00
	\$ -
	\$ -
Total Summer Kick Off Weekend	\$ 4,000.00
Total EVENT INCOME	\$ 57,500.00
DIRECTORY PARTNERSHIP/CONTRIBUTION	\$ 4,000.00
GRANT INCOME	\$ 1,500.00
CONTRIBUTIONS INCOME	\$ 750.00
PARK & WORK INCOME	\$ 400.00
Total Income	\$ 1,264,150.00
Expense	
CLEAN INITIATIVES	
SUPPLEMENTAL SERVICES CONTRACT	\$ 411,055.00
FIXED FEE FOR DID ADMIN	\$ 12,000.00
ESTIMATED NONCOLLECTION	\$ 12,000.00
CLEAN & SAFE INITIATIVES	\$ 10,000.00
ALLEYWAY ACTIVATION	\$ 2,500.00
PUBLIC RESTROOM MAINTENANCE, ETC	\$ 10,000.00
REPAIRS & IMPROVEMENTS	\$ 7,500.00
Total Clean Initiatives	\$ 465,055.00
EMPLOYEE COSTS	
PAYROLL	\$ 265,000.00
HEALTH & DENTAL	\$ 35,000.00
LIFE & DISABILITY INSURANCE	\$ 3,650.00
PAYROLL PROCESSING FEE	\$ 1,350.00
PAYROLL TAX EXPENSE	\$ 17,500.00
EMPLOYEE PARKING & BUS	\$ 5,000.00
	\$ -
SIMPLE IRA MATCH	\$ 4,000.00
Total Employee Costs	\$ 331,500.00
PROGRAMS & PARTNERSHIPS	
WINTER LIGHTS/PANDORA LACASSE	\$ 65,000.00
VISITOR INFORMATION BOOTH/VISIT PORTAND	\$ 10,000.00
POLICE CADET PROGRAM EXPENSE	\$ 45,000.00
GRAFFITI	\$ 30,000.00

MILESTONE HOMETEAM	\$	12,500.00
MONUMENT SQUARE MARKET & ACTIVATIONS	\$	10,000.00
PEER OUTREACH WORKER PROGRAM	\$	7,500.00
Total Programs & Partnerships	\$	180,000.00
RENT & UTILITIES		
RENT	\$	25,000.00
CAM CHARGES	\$	10,000.00
TAXES- PERSONAL PROPERTY	\$	600.00
ELECTRIC	\$	1,700.00
GAS	\$	1,400.00
TELEPHONE & INTERNET	\$	3,800.00
Total Rent & Utilities	\$	42,500.00
OPERATIONS		
BANK SERVICE CHARGES	\$	100.00
CLEANING	\$	4,800.00
COPIER	\$	3,200.00
IT SUPPORT	\$	1,250.00
MEMBERSHIPS, DUES & SUBSCRIPTIONS	\$	4,500.00
EQUIPMENT EXPENSE	\$	2,000.00
POSTAGE	\$	3,500.00
SUPPLIES	\$	4,000.00
WEBSITE HOSTING + DEVELOPMENT	\$	1,400.00
INTERN	\$	5,000.00
-	-	
SUBCONTRACTORS	\$	2,500.00
CONTINGENCY FUND	\$	5,000.00
RESERVE FUND	\$	20,000.00
Total Operations	\$	57,250.00
MARKETING		
GENERAL MARKETING	\$	20,000.00
DIRECTORY DISTRIBUTION	\$	4,000.00
SPONSORSHIPS/PARTNERSHIPS	\$	3,000.00
Total Marketing	\$	27,000.00
INSURANCE		
DIRECTORS & OFFICERS	\$	650.00
GENERAL/EVENTS/LIQUOR	\$	6,000.00
WORKERS COMPENSATION	\$	1,200.00
Total Insurance	\$	7,850.00
PROFESSIONAL FEES		
ACCOUNTING	\$	3,500.00
AUDIT	\$	8,000.00
ANNUAL ELECTIONS	\$	2,000.00
LEGAL	\$	5,000.00
Total Professional Fees	\$	18,500.00
ORGANIZATIONAL ACTIVITIES		
STAKEHOLDER + VOLUNTEER APPRECIATION	\$	2,500.00
MEETINGS	\$	2,500.00
PROFESSIONAL DEVELOPMENT	\$	7,500.00
Total Organizational Activities	\$	12,500.00
EVENTS		
LIGHT UP YOUR HOLIDAYS		
LUYH GENERAL MARKETING	\$	5,000.00
TREE LIGHTING: MARKETING	\$	4,500.00
TREE LIGHTING: PERFORMERS	\$	2,500.00
TREE LIGHTING: SECURITY	\$	-

TREE LIGHTING: STAGE & SOUND	\$	3,500.00
TREE LIGHTING EVENT MANAGEMENT	\$	500.00
RETAIL EVENTS	\$	5,000.00
TREE CAM	\$	2,500.00
MERRY MADNESS: MARKETING	\$	2,000.00
MERRY MADNESS: EVENT	\$	12,000.00
MERRY MADNESS EVENTBRITE FEES	\$	3,250.00
MERRY MADNESSS: EVENT MANAGEMENT	\$	1,500.00
MM PASSPORT APP	\$	3,500.00
Total Light Up Your Holidays	\$	45,750.00
POLICE AWARDS BREAKFAST	\$	4,500.00
DOWNTOWN WORKER APPRECIATION DAY	\$	4,000.00
SUMMER KICK OFF WEEKEND		
SQUARE HOP ENTERTAINMENT	\$	3,000.00
SQUARE HOP MARKETING	\$	1,000.00
Total Summer Kick Off Weekend	\$	4,000.00
TOTAL EVENTS	\$	58,250.00
PARK AND WORK	\$	500.00
TOTAL EXPENSE	\$	1,200,905.00
NET INCOME (LOSS)	\$	14,850.00

EXHIBIT D

BASELINE CITY SERVICES

(To be provided City-wide by the City at no cost to Portland Downtown)

Capital Improvements and Maintenance

- Streetscape Amenity Maintenance - The City will repair and correct any defects, deficiencies or problems in the district as necessary. Items of focus include light and utility poles, sidewalks, curbstones, trash cans, signs, crosswalk markings, traffic signals, tree wells, planters, benches, trees, kiosks, shelters, bollards, and any other amenity that is now or at some point in the future may be installed. All repairs, etc., will take place within a reasonable time after notice of need.
- Sidewalks - To the extent it is funded, the City will undertake an on-going sidewalk maintenance program to repair existing sidewalks and replace bituminous repairs with permanent repairs.
- Lighting, maintenance, and replacement of all street lights and traffic signals and payment for necessary electrical energy.
- Parks, playgrounds, and trails.

Beautification

- Horticulture and tree care in parks, squares and streets.
 - In all public areas, the City will maintain and improve the condition of flowerbeds, trees, tree wells, bushes, plantings and other like horticultural amenities. Such activities shall include the initial planting, timely and appropriate maintenance, preventative and otherwise, and expeditious replacement of any damaged, destroyed or diseased horticultural products, including grass, flowers, and trees.
- Green space maintenance.
 - The City shall maintain and mow all public grassed areas.
- Holiday Decorations. The City will install and remove downtown Holiday decorations throughout the District to include Christmas trees at Monument Square and City Hall Plaza, string lights on light poles, and common area trees such as Tommy's Park, and provide for electrical energy related costs. This paragraph does not include installation or removal of, or any costs associated with, any of Pandora Lacasse's Winter Lights, which shall be installed and removed at Portland Downtown's sole expense.

Cleanliness

- Street sweeping - All streets or parts thereof included in the downtown improvement district zone will be swept from curb line to curb line on an as needed basis.
- Trash removal – Daily and when necessary emptying of all trash and recycling receptacles in the downtown improvement district zone and disposal of resulting waste.

- Street snow plowing and removal - The City will plow and remove snow as necessary from all streets and parts thereof in the downtown improvement district zone.
- Graffiti removal on public property.
- Downtown Blitz - This is a two-week program for time duration. Each year the City shall undertake a dedicated effort to repair, repaint, replace and correct any defects, deficiencies or problems in the district. Items of focus shall include light and utility poles, sidewalks, curbstones, trash cans, benches, signs, crosswalk markings, traffic signals, tree wells, planters, benches, trees, kiosks, shelters, bollards, and any other amenity that is now or at some point in the future may be installed. This program will be undertaken as early as possible each Spring and conclude as rapidly as possible. Performance of some activities, i.e. painting, will take place annually as conditions permit. Major capital activity or the reconstruction and/or repair of significant infrastructure (street paving, sewer work, etc.) would not be considered part of this blitz program.

Safety

- Police protection.
 - A minimum of 4 uniformed patrol officers will intersect all or part of the downtown improvement district area. The actual number of officers will vary depending upon time of day and day of week. During periods when calls for service are typically at their peak, the number of officers assigned will increase significantly, for example during weekend evenings and the summer months. This increase will include foot and bicycle patrols. Officers will be supported with additional personnel (supervisors, detectives, evidence technicians) as necessary.
 - As long as the Community Policing Officer Program is in effect, at least one Community Police Officer will be assigned to the Downtown Improvement District area.
 - Holiday Patrol—from the Friday following Thanksgiving to New Year’s Day, patrol efforts will be supplemented by use of a foot patrol. The number of officers and hours of the assignment is dependent upon staffing levels.
- Fire protection.

EXHIBIT E

SUPPLEMENTAL DOWNTOWN DISTRICT SERVICES

(To be provided in the District by City at an annual fixed fee)

Cleanliness, Maintenance, Snow Removal

- Litter patrol, collection, and disposal on streets, sidewalks, tree wells and public areas within the District.
- Graffiti removal from City property within 5 days of notification.
- Removal of posters from PD poster boards.
- Check condition, catalogue, and if necessary paint or clean all public furniture and fixtures twice a year, at minimum. Furniture and fixtures shall include (but not be limited to) the following items:
 - Benches;
 - Trash/recycling receptacles;
 - Light pole bases; and,
 - Planters.
- Sidewalks will be cleaned on a daily basis, weather and season permitting.
- Sidewalk snow removal: All property owners in the District are responsible for maintaining their sidewalks and property in the winter pursuant to Portland City Code §§25-171 to 25-180. Following a snow storm, the City will provide a clear walkway no less than the width of a sidewalk tractor's capability. To the extent reasonable, the City will clear the sidewalk area, but it is not the intent of the parties that the City will clear the snow from the full width of the sidewalk area. The City will provide ice control to the extent possible. If weather conditions are so severe that the area cannot be plowed due to equipment capability, the City, in its discretion, may choose to delay clearing of the sidewalks but must complete the work within 24 hours of the storm being complete.
- Clean and maintain bathrooms located at Fore Street Parking Garage.
- Maintenance and cleaning of Visitor Information Booth in Tommy's Park at least once per month during season (May-October). "Quick response" repairs, such as missing bricks or landscaping damage shall be performed by City Downtown Staff as soon as possible.

Beautification

- In addition to horticultural obligations of the City under Exhibit D, the City shall plant flowers and other plants in all flower urns in the District, regularly remove weeds from tree wells, and improve and maintain the same. In performing such services, the City shall pay particular attention to Longfellow Square, Congress square, Monument Square, Tommy's Park, Post Office Park, Boothby Square, Lincoln Park, Pleasant Street Park, and Bell Buoy Park.

Events in the District

- Portland Downtown provides events as described in its Budget and Development Program attached as Exhibit C.
- In connection with these events, the City will provide, at no expense to Portland Downtown, the following:
 - Waived event permit fees.
 - “No Parking” signs, wooden barricades, recycling services.
 - Access to City electricity service in public spaces.
 - Police and Fire Department services for Portland Downtown’s annual Tree Lighting event.
- Notwithstanding the above, Portland Downtown shall be required to comply with all Public Assembly Facilities Division permit requirements and shall be responsible for the City’s costs of the following services at the City’s standard rates:
 - Street closure expenses, including threat prevention;
 - Event personnel, including staff and managers;
 - Police and Fire personnel directly related to an event.
- The City will invoice Portland Downtown for all such services at its then current rates, and Portland Downtown shall pay the City all amounts due within 30 days after receipt of such invoices. Portland Downtown shall also be responsible for paying the City’s Permitting and Inspections Department for any applicable fees associated with licenses required for its events, including, without limitation, licenses for temporary food service, street goods, and liquor.

Exhibit F

Public Works Budget

CITY OF PORTLAND, ME
FY23 ORG CATEGORY SUMMARY EXPENDITURE REPORT

ACCOUNT DESCRIPTION	FY21 ACTUALS	FY22 REVISED APPRO (12/31/21)	FY22 TOTAL PROJECTION	FY23 DEPT REQUEST	INCR (DECR) FY23 / FY22	APPRO % CHG FY23 / FY22
Portland Downtown District 10031205						
* Payroll	\$346,317	\$379,196	\$347,310	\$387,355	\$8,159	2.15%
* Benefits	\$2,231	\$3,450	\$2,100	\$3,450	\$0	0.00%
* Administrative Svcs	\$0	\$190	\$190	\$390	\$200	105.26%
* Contractual Services	\$45	\$50	\$16,050	\$300	\$250	500.00%
* Maintenance & Repair	\$627	\$500	\$475	\$300	(\$200)	-40.00%
* Rentals	\$145	\$360	\$360	\$360	\$0	0.00%
* Supplies	\$20,685	\$16,010	\$16,010	\$14,900	(\$1,110)	-6.93%
* Minor Capital Items	\$0	\$9,710	\$9,700	\$0	(\$9,710)	-100.00%
* Utilities	\$3,973	\$4,660	\$1,350	\$4,000	(\$660)	-14.16%
** Portland Downtown District	\$374,023	\$414,126	\$393,545	\$411,055	(\$3,071)	-0.74%

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
021 A001001	119	PEARL ST	25:PARKING LOTS	PEARL CUMBERLAND LLC	\$ 8,490,000	\$ 4,839.30
021 A012001	214	CUMBERLAND AVE	56:GOVERNMENTAL	CITY OF PORTLAND	\$ -	\$ -
027 A001001	320	CUMBERLAND AVE	22:OFFICE BUSINESS	EAST END CORP	\$ 10,305,700	\$ 5,874.25
027 A012001	5	MONUMENT SQ	56:GOVERNMENTAL	CITY OF PORTLAND	\$ -	\$ -
027 A015001	465	CONGRESS ST	22:OFFICE BUSINESS	CTR CONGRESS LLC	\$ 8,358,200	\$ 4,764.17
027 B001001	284	CUMBERLAND AVE	56:GOVERNMENTAL	CITY OF PORTLAND	\$ -	\$ -
027 B002001	443	CONGRESS ST	22:OFFICE BUSINESS	JJR 443 CONGRESS LLC	\$ 5,851,500	\$ 3,335.36
027 B003001	9	ELM ST	56:GOVERNMENTAL	CITY OF PORTLAND	\$ -	\$ -
027 B004001	439	CONGRESS ST	27:MULTI-USE COMMERCIAL	METROPOLITAN APARTMENTS LLC	\$ 8,902,600	\$ 5,074.48
027 B005001	425	CONGRESS ST	53:RELIGIOUS	FIRST PARISH IN PORTLAND	\$ -	\$ -
027 B007001	415	CONGRESS ST	22:OFFICE BUSINESS	ASHBY TEAM LLC	\$ 3,596,900	\$ 2,050.23
027 B008001	21	ELM ST	56:GOVERNMENTAL	CITY OF PORTLAND	\$ -	\$ -
027 B009001	8	CHESTNUT ST	57:OTHERS EXEMPT BY LAW	MASONIC TRUSTEES OF PORTLAND	\$ -	\$ -
027 C002001	17	CHESTNUT ST	27:MULTI-USE COMMERCIAL	TRIPOD HOLDINGS LLC	\$ 796,300	\$ 453.89
027 C010001	21	CHESTNUT ST	20:COMMERCIAL CONDOS	HAIR ETC LLC	\$ 192,200	\$ 109.55
027 C010002	21	CHESTNUT ST	20:COMMERCIAL CONDOS	CHESTNUT STREET LOFTS LLC	\$ 233,600	\$ 133.15
027 C01002E	21	CHESTNUT ST	10:CONDOMINIUMS	JORDAN CARA A	\$ 342,100	\$ 195.00
027 C01002N	21	CHESTNUT ST	10:CONDOMINIUMS	SMITH DOUGLAS A &	\$ 318,100	\$ 181.32
027 C01002S	21	CHESTNUT ST	10:CONDOMINIUMS	MORREL VICTOR &	\$ 342,100	\$ 195.00
027 C01002W	21	CHESTNUT ST	10:CONDOMINIUMS	ANDERSON EVAN	\$ 403,700	\$ 230.11
027 C01003E	21	CHESTNUT ST	10:CONDOMINIUMS	CASTANEA PRIME LLC	\$ 367,100	\$ 209.25
027 C01003N	21	CHESTNUT ST	10:CONDOMINIUMS	TILTON GARRETT K &	\$ 378,700	\$ 215.86
027 C01003S	21	CHESTNUT ST	10:CONDOMINIUMS	VELJI REALTY LLC	\$ 299,500	\$ 170.72
027 C01003W	21	CHESTNUT ST	10:CONDOMINIUMS	VANHOEWYK JOHN VN VET &	\$ 372,700	\$ 212.44
027 C01004E	21	CHESTNUT ST	10:CONDOMINIUMS	BAILEY DONALD B &	\$ 367,100	\$ 209.25
027 C01004N	21	CHESTNUT ST	10:CONDOMINIUMS	SEARS STEPHEN D &	\$ 403,700	\$ 230.11
027 C01004S	21	CHESTNUT ST	10:CONDOMINIUMS	KAUFMANN CHARLES L	\$ 367,100	\$ 209.25
027 C01004W	21	CHESTNUT ST	10:CONDOMINIUMS	NYGAARD DANTON D &	\$ 378,700	\$ 215.86
027 C01005E	21	CHESTNUT ST	10:CONDOMINIUMS	FRISONE GIOVANNI &	\$ 367,100	\$ 209.25
027 C01005N	21	CHESTNUT ST	10:CONDOMINIUMS	YINDRA SARA R	\$ 419,000	\$ 238.83
027 C01005S	21	CHESTNUT ST	10:CONDOMINIUMS	NAQUI MUNIRA Z	\$ 367,100	\$ 209.25
027 C01005W	21	CHESTNUT ST	10:CONDOMINIUMS	CURTIN TERESA ANN	\$ 444,000	\$ 253.08
027 C01006E	21	CHESTNUT ST	10:CONDOMINIUMS	HAMM LARRY F &	\$ 367,100	\$ 209.25
027 C01006N	21	CHESTNUT ST	10:CONDOMINIUMS	SCOTT AURELIA C WID WWII VET	\$ 413,000	\$ 235.41
027 C01006S	21	CHESTNUT ST	10:CONDOMINIUMS	SCHWELLENBACH JAMES C &	\$ 342,100	\$ 195.00
027 C01006W	21	CHESTNUT ST	10:CONDOMINIUMS	BARRY PRUDENCE B	\$ 419,000	\$ 238.83
027 C01007E	21	CHESTNUT ST	10:CONDOMINIUMS	HARDING ALICIA &	\$ 420,500	\$ 239.69

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
027 C01007N	21	CHESTNUT ST	10:CONDOMINIUMS	POLLASTRI MICHAEL P &	\$ 389,600	\$ 222.07
027 C01007S	21	CHESTNUT ST	10:CONDOMINIUMS	KELLY MARILYN E TRUSTEE	\$ 505,400	\$ 288.08
027 C01007W	21	CHESTNUT ST	10:CONDOMINIUMS	GUIGLI MICHAEL	\$ 448,400	\$ 255.59
027 C01008N	21	CHESTNUT ST	10:CONDOMINIUMS	COTSIRILOS STEPHANIE G	\$ 550,400	\$ 313.73
027 C01008S	21	CHESTNUT ST	10:CONDOMINIUMS	WILLIAMS JAN &	\$ 480,000	\$ 273.60
027 C01008W	21	CHESTNUT ST	10:CONDOMINIUMS	BUSQUE PETER J	\$ 462,300	\$ 263.51
027 C0102NW	21	CHESTNUT ST	10:CONDOMINIUMS	DUNDAR ERGUN	\$ 388,300	\$ 221.33
027 C0102SE	21	CHESTNUT ST	10:CONDOMINIUMS	GAULKE JULIA P &	\$ 321,800	\$ 183.43
027 C0103NW	21	CHESTNUT ST	10:CONDOMINIUMS	AVIGNON PIERRE &	\$ 388,300	\$ 221.33
027 C0103SE	21	CHESTNUT ST	10:CONDOMINIUMS	CASTANEA PRIME LLC	\$ 357,500	\$ 203.78
027 C0104NW	21	CHESTNUT ST	10:CONDOMINIUMS	FRAZER LORINDA JANE TRUSTEE	\$ 388,300	\$ 221.33
027 C0104SE	21	CHESTNUT ST	10:CONDOMINIUMS	MCEACHERN LAURIE A	\$ 321,800	\$ 183.43
027 C0105NW	21	CHESTNUT ST	10:CONDOMINIUMS	MACAVOY FRANCIS E &	\$ 423,900	\$ 241.62
027 C0105SE	21	CHESTNUT ST	10:CONDOMINIUMS	MAHON CONOR &	\$ 375,400	\$ 213.98
027 C0106NW	21	CHESTNUT ST	10:CONDOMINIUMS	141 PLEASANT STREET LLC	\$ 427,100	\$ 243.45
027 C0106SE	21	CHESTNUT ST	10:CONDOMINIUMS	EISENBERG AVNER &	\$ 375,400	\$ 213.98
027 C011001	15	CHESTNUT ST	27:MULTI-USE COMMERCIAL	BOODILLY LLC	\$ 3,005,200	\$ 1,712.96
027 C012001	389	CONGRESS ST	56:GOVERNMENTAL	CITY OF PORTLAND	\$ -	\$ -
027 D001001	385	CONGRESS ST	32:WAREHOUSE & STORAGE	385 CONGRESS LLC	\$ 3,760,900	\$ 2,143.71
027 F001001	50	MONUMENT SQ	22:OFFICE BUSINESS	THE LANCASTER GROUP LLC	\$ 9,388,400	\$ 5,351.39
027 F002001	28	MONUMENT SQ	10:CONDOMINIUMS	DONNELLY JON PATRICK	\$ 1,250,300	\$ 712.67
027 F002002	28	MONUMENT SQ	10:CONDOMINIUMS	STODDARD ROBERT B &	\$ 1,010,500	\$ 575.99
027 F002003	28	MONUMENT SQ	20:COMMERCIAL CONDOS	28 MSQ LLC	\$ 614,100	\$ 350.04
027 F002004	28	MONUMENT SQ	20:COMMERCIAL CONDOS	28 MSQ LLC	\$ 614,100	\$ 350.04
027 F002005	28	MONUMENT SQ	20:COMMERCIAL CONDOS	28 MSQ LLC	\$ 181,200	\$ 103.28
027 F003001	22	MONUMENT SQ	21:RETAIL SERVICES	STORREY INDUSTRIES LLC	\$ 2,879,700	\$ 1,641.43
027 F004001	6	MONUMENT SQ	25:PARKING LOTS	PARCHEGGIO LLC	\$ 324,400	\$ 184.91
027 F005001	18	MONUMENT SQ	27:MULTI-USE COMMERCIAL	18 MONUMENT PLACE LLC	\$ 1,230,200	\$ 701.21
027 F006001	16	MONUMENT SQ	21:RETAIL SERVICES	15 MONUMENT SQUARE LLC	\$ 1,228,200	\$ 700.07
027 F009001	121	CENTER ST	21:RETAIL SERVICES	TEDLUM ASSOCIATES LLC	\$ 3,934,300	\$ 2,242.55
027 F011001	1	MONUMENT WAY	21:RETAIL SERVICES	CF OMW LLC	\$ 7,419,500	\$ 4,229.12
027 F014001	0	MONUMENT SQ	19:AUXILIARY BUILDINGS	TWO MONUMENT WAY ASSOCIATES	\$ 202,600	\$ 115.48
027 F023001	30	CITY CTR	27:MULTI-USE COMMERCIAL	RODWAY PETER E &	\$ 558,800	\$ 318.52
027 F024001	28	CITY CTR	21:RETAIL SERVICES	BROWN J B & SONS	\$ 558,000	\$ 318.06
027 F026001	26	CITY CTR	21:RETAIL SERVICES	BROWN J B & SONS	\$ 1,093,900	\$ 623.52
027 F027001	24	CITY CTR	22:OFFICE BUSINESS	BROWN J B & SONS	\$ 1,510,000	\$ 860.70
027 F028001	41	FREE ST	25:PARKING LOTS	TEDLUM ASSOCIATES LLC	\$ 233,700	\$ 133.21

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
027 F029001	23	FREE ST	25:PARKING LOTS	ONE CITY CENTER ASSOCIATES LLC	\$ 18,240,000	\$ 10,396.80
027 G001001	456	CONGRESS ST	58:LAND BANKS	CITY OF PORTLAND	\$ -	\$ -
028 A001001	380	CONGRESS ST	56:GOVERNMENTAL	CITY OF PORTLAND	\$ -	\$ -
028 B001001	350	CONGRESS ST	58:LAND BANKS	CITY OF PORTLAND	\$ -	\$ -
028 E001001	168	FEDERAL ST	56:GOVERNMENTAL	UNITED STATES	\$ -	\$ -
028 F001001	142	FEDERAL ST	56:GOVERNMENTAL	CUMBERLAND COUNTY OF	\$ -	\$ -
028 K001001	77	MARKET ST	21:RETAIL SERVICES	85 MARKET STREET LLC	\$ 2,831,100	\$ 1,613.73
028 K002001	66	PEARL ST	22:OFFICE BUSINESS	LEADER PROPERTIES LLC	\$ 7,334,300	\$ 4,180.55
028 K003001	75	MARKET ST	22:OFFICE BUSINESS	WHOLLY COW LLC	\$ 6,918,400	\$ 3,943.49
028 L002001	0	NEWBURY ST	56:GOVERNMENTAL	CUMBERLAND COUNTY INHABITANTS	\$ -	\$ -
028 L005001	75	PEARL ST	20:COMMERCIAL CONDOS	WBFM LLC	\$ 2,284,000	\$ 1,301.88
028 L00502A	75	PEARL ST	20:COMMERCIAL CONDOS	WOODMAN BUILDING	\$ 1,045,400	\$ 595.88
028 L00502B	75	PEARL ST	20:COMMERCIAL CONDOS	WOODMAN BUILDING	\$ 821,600	\$ 468.31
028 L00503A	75	PEARL ST	20:COMMERCIAL CONDOS	WOODMAN BUILDING	\$ 644,100	\$ 367.14
028 L00503B	75	PEARL ST	20:COMMERCIAL CONDOS	WOODMAN BUILDING	\$ 845,200	\$ 481.76
028 L00504A	75	PEARL ST	20:COMMERCIAL CONDOS	WOODMAN BUILDING	\$ 644,100	\$ 367.14
028 L00504B	75	PEARL ST	20:COMMERCIAL CONDOS	WOODMAN BUILDING	\$ 1,045,400	\$ 595.88
028 L007001	131	MIDDLE ST	24:WHOLESALE	RACKLEFF BLOCK LLC	\$ 3,306,100	\$ 1,884.48
028 M001001	192	NEWBURY ST	56:GOVERNMENTAL	CUMBERLAND COUNTY OF	\$ -	\$ -
028 M005001	121	MIDDLE ST	21:RETAIL SERVICES	123 LLC	\$ 5,108,500	\$ 2,911.85
028 N001001	109	MIDDLE ST	56:GOVERNMENTAL	CITY OF PORTLAND	\$ -	\$ -
028 N009001	115	MIDDLE ST	21:RETAIL SERVICES	BROTHERS THREE LLC	\$ 1,266,000	\$ 721.62
028 N010001	111	MIDDLE ST	21:RETAIL SERVICES	VENTURE III HOLDINGS LLC	\$ 373,600	\$ 212.95
029 A00101A	150	MIDDLE ST	20:COMMERCIAL CONDOS	PROSPERITA LLC	\$ 901,200	\$ 513.68
029 A00101B	150	MIDDLE ST	20:COMMERCIAL CONDOS	PEG REALTY LLC	\$ 820,300	\$ 467.57
029 A00101C	150	MIDDLE ST	20:COMMERCIAL CONDOS	IN FIRM GROUP THE	\$ 628,700	\$ 358.36
029 A00101D	150	MIDDLE ST	20:COMMERCIAL CONDOS	IN FIRM GROUP THE	\$ 628,700	\$ 358.36
029 A00102A	150	MIDDLE ST	10:CONDOMINIUMS	FRANK PATRICK J JR	\$ 378,700	\$ 215.86
029 A00102B	150	MIDDLE ST	10:CONDOMINIUMS	SAVATTERI SALVATORE JR &	\$ 345,000	\$ 196.65
029 A00102C	150	MIDDLE ST	10:CONDOMINIUMS	MEIL JOAN F &	\$ 362,400	\$ 206.57
029 A00102D	150	MIDDLE ST	10:CONDOMINIUMS	TREGONING DAVID C TRUSTEE	\$ 350,400	\$ 199.73
029 A00102E	150	MIDDLE ST	10:CONDOMINIUMS	ERNEST PAUL W &	\$ 380,100	\$ 216.66
029 A00102F	150	MIDDLE ST	10:CONDOMINIUMS	MORRISSETTE CAROL ANN	\$ 379,000	\$ 216.03
029 A00102G	150	MIDDLE ST	10:CONDOMINIUMS	KIRK CHARLES M	\$ 303,700	\$ 173.11
029 A00102H	150	MIDDLE ST	10:CONDOMINIUMS	JOHNS F ARTHUR T	\$ 398,400	\$ 227.09
029 A00102I	150	MIDDLE ST	10:CONDOMINIUMS	STERLING JANN D &	\$ 342,300	\$ 195.11
029 A00102J	150	MIDDLE ST	10:CONDOMINIUMS	MILLS S PETER	\$ 315,600	\$ 179.89

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
029 A00102K	150	MIDDLE ST	10:CONDOMINIUMS	MILLS S PETER	\$ 366,600	\$ 208.96
029 A00103A	150	MIDDLE ST	10:CONDOMINIUMS	NELSON JEANNE	\$ 423,900	\$ 241.62
029 A00103B	150	MIDDLE ST	10:CONDOMINIUMS	ZHAO MIN &	\$ 362,200	\$ 206.45
029 A00103C	150	MIDDLE ST	10:CONDOMINIUMS	AHP CAMDEN LLC	\$ 380,500	\$ 216.89
029 A00103D	150	MIDDLE ST	10:CONDOMINIUMS	AHP CAMDEN LLC	\$ 367,900	\$ 209.70
029 A00103E	150	MIDDLE ST	10:CONDOMINIUMS	ROBERTS MATTHEW	\$ 399,100	\$ 227.49
029 A00103F	150	MIDDLE ST	10:CONDOMINIUMS	M & B 101 INC	\$ 397,900	\$ 226.80
029 A00103G	150	MIDDLE ST	10:CONDOMINIUMS	M & B 101 INC	\$ 345,200	\$ 196.76
029 A00103H	150	MIDDLE ST	10:CONDOMINIUMS	HENDERSON HAROLD L &	\$ 348,600	\$ 198.70
029 A00103I	150	MIDDLE ST	10:CONDOMINIUMS	HARDING WILLIAM TRUSTEE	\$ 334,400	\$ 190.61
029 A00103J	150	MIDDLE ST	10:CONDOMINIUMS	SCHAFER KAREN	\$ 331,400	\$ 188.90
029 A00103K	150	MIDDLE ST	10:CONDOMINIUMS	MACBRIDE JENNIFER L	\$ 384,900	\$ 219.39
029 A00104A	150	MIDDLE ST	10:CONDOMINIUMS	BIXBY DOUGLAS B &	\$ 398,900	\$ 227.37
029 A00104B	150	MIDDLE ST	10:CONDOMINIUMS	TURNER SCOTT H &	\$ 362,200	\$ 206.45
029 A00104C	150	MIDDLE ST	10:CONDOMINIUMS	CAMP PETER S	\$ 380,500	\$ 216.89
029 A00104D	150	MIDDLE ST	10:CONDOMINIUMS	GUTWIN JOHN D &	\$ 342,900	\$ 195.45
029 A00104E	150	MIDDLE ST	10:CONDOMINIUMS	GIUSTRA PETER E TRUSTEE	\$ 399,100	\$ 227.49
029 A00104F	150	MIDDLE ST	10:CONDOMINIUMS	WINSLOW DARREN R &	\$ 411,500	\$ 234.56
029 A00104G	150	MIDDLE ST	10:CONDOMINIUMS	GIARRAPUTO CYNTHIA R &	\$ 345,200	\$ 196.76
029 A00104H	150	MIDDLE ST	10:CONDOMINIUMS	150 MIDDLE LLC	\$ 373,600	\$ 212.95
029 A00104I	150	MIDDLE ST	10:CONDOMINIUMS	GARCIA DORA &	\$ 359,400	\$ 204.86
029 A00104J	150	MIDDLE ST	10:CONDOMINIUMS	GREENZWEIG NEIL TRUSTEE	\$ 331,400	\$ 188.90
029 A00104K	150	MIDDLE ST	10:CONDOMINIUMS	ZANARDI MARIA GRAZIA	\$ 384,900	\$ 219.39
029 A00105A	150	MIDDLE ST	20:COMMERCIAL CONDOS	MIRS PROPERTIES LLC	\$ 1,408,900	\$ 803.07
029 A00105B	150	MIDDLE ST	10:CONDOMINIUMS	DUNKERLY ALLAN S TRUSTEE	\$ 1,013,300	\$ 577.58
029 A0010BA	150	MIDDLE ST	20:COMMERCIAL CONDOS	100 SILVER STREET LLC	\$ 470,900	\$ 268.41
029 A0010BB	150	MIDDLE ST	20:COMMERCIAL CONDOS	100 SILVER STREET LLC	\$ 470,900	\$ 268.41
029 A001P01	150	MIDDLE ST	10:CONDOMINIUMS	DUNKERLY MARY V	\$ 28,500	\$ 16.25
029 A001P02	150	MIDDLE ST	10:CONDOMINIUMS	GIUSTRA PETER E TRUSTEE	\$ 28,500	\$ 16.25
029 A001P03	150	MIDDLE ST	10:CONDOMINIUMS	ROBERTS MATTHEW	\$ 28,500	\$ 16.25
029 A001P04	150	MIDDLE ST	10:CONDOMINIUMS	MIRS PROPERTIES LLC	\$ 28,500	\$ 16.25
029 A001P05	150	MIDDLE ST	10:CONDOMINIUMS	MIRS PROPERTIES LLC	\$ 28,500	\$ 16.25
029 A001P06	150	MIDDLE ST	10:CONDOMINIUMS	IN FIRM GROUP THE	\$ 28,500	\$ 16.25
029 A001P07	150	MIDDLE ST	10:CONDOMINIUMS	IN FIRM GROUP THE	\$ 28,500	\$ 16.25
029 A001P08	150	MIDDLE ST	10:CONDOMINIUMS	GIARRAPUTO CYNTHIA R &	\$ 28,500	\$ 16.25
029 A001P09	150	MIDDLE ST	10:CONDOMINIUMS	MCGOLDRICK RICHARD J	\$ 28,500	\$ 16.25
029 A001P10	150	MIDDLE ST	10:CONDOMINIUMS	FRANK PATRICK J JR	\$ 28,500	\$ 16.25

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
029 A001P11	150	MIDDLE ST	10:CONDOMINIUMS	FRANK PATRICK J JR	\$ 28,500	\$ 16.25
029 A001P12	150	MIDDLE ST	10:CONDOMINIUMS	INFIRM GROUP	\$ 28,500	\$ 16.25
029 A001P13	150	MIDDLE ST	10:CONDOMINIUMS	MILLS S PETER	\$ 28,500	\$ 16.25
029 A001P14	150	MIDDLE ST	10:CONDOMINIUMS	ERNEST PAUL W &	\$ 28,500	\$ 16.25
029 A001P15	150	MIDDLE ST	10:CONDOMINIUMS	BIXBY DOUGLAS B &	\$ 28,500	\$ 16.25
029 A001P16	150	MIDDLE ST	10:CONDOMINIUMS	MACBRIDE JENNIFER L	\$ 28,500	\$ 16.25
029 A001P17	150	MIDDLE ST	10:CONDOMINIUMS	CAMP PETER S	\$ 28,500	\$ 16.25
029 A001P18	150	MIDDLE ST	10:CONDOMINIUMS	PROSPERITA LLC	\$ 28,500	\$ 16.25
029 A001P19	150	MIDDLE ST	10:CONDOMINIUMS	PROSPERITA LLC	\$ 28,500	\$ 16.25
029 A001P20	150	MIDDLE ST	10:CONDOMINIUMS	AHP CAMDEN LLC	\$ 28,500	\$ 16.25
029 A001P21	150	MIDDLE ST	10:CONDOMINIUMS	DUNKERLY ALLAN S &	\$ 28,500	\$ 16.25
029 A001P22	150	MIDDLE ST	10:CONDOMINIUMS	MIRS PROPERTIES LLC	\$ 28,500	\$ 16.25
029 A001P23	150	MIDDLE ST	10:CONDOMINIUMS	MIRS PROPERTIES LLC	\$ 28,500	\$ 16.25
029 A001P24	150	MIDDLE ST	10:CONDOMINIUMS	MIRS PROPERTIES LLC	\$ 28,500	\$ 16.25
029 A001P25	150	MIDDLE ST	10:CONDOMINIUMS	MIRS PROPERTIES LLC	\$ 28,500	\$ 16.25
029 A001P26	150	MIDDLE ST	10:CONDOMINIUMS	MIRS PROPERTIES LLC	\$ 28,500	\$ 16.25
029 A001P27	150	MIDDLE ST	10:CONDOMINIUMS	HARDING WILLIAM TRUSTEE	\$ 28,500	\$ 16.25
029 A001P28	150	MIDDLE ST	10:CONDOMINIUMS	SHIPYARD INC	\$ 28,500	\$ 16.25
029 A001P29	150	MIDDLE ST	10:CONDOMINIUMS	SHIPYARD INC	\$ 28,500	\$ 16.25
029 A003001	5	MILK ST	22:OFFICE BUSINESS	5 MILK STREET LLC	\$ 4,228,800	\$ 2,410.42
029 B001001	37	SILVER ST	21:RETAIL SERVICES	WITT-T LLC	\$ 923,800	\$ 526.57
029 B002001	4	MILK ST	22:OFFICE BUSINESS	4 MILK MHR LLC	\$ 2,896,600	\$ 1,651.06
029 B003001	25	SILVER ST	25:PARKING LOTS	PORTLAND REGENCY INC	\$ 901,300	\$ 513.74
029 B004001	341	FORE ST	10:CONDOMINIUMS	JACKSON MICHAEL	\$ 351,400	\$ 200.30
029 B004002	341	FORE ST	10:CONDOMINIUMS	O'CONNOR DENNIS R III &	\$ 320,700	\$ 182.80
029 B004003	341	FORE ST	10:CONDOMINIUMS	FORE STREET COMMONS LLC	\$ 365,000	\$ 208.05
029 B004004	341	FORE ST	10:CONDOMINIUMS	CHILDS DONNA W	\$ 365,800	\$ 208.51
029 B004005	341	FORE ST	10:CONDOMINIUMS	PENDERS JOHN F IV	\$ 323,600	\$ 184.45
029 B004006	341	FORE ST	10:CONDOMINIUMS	STEPHENSON CHRISTOPHER J	\$ 363,500	\$ 207.20
029 B004007	341	FORE ST	10:CONDOMINIUMS	ALAGIC SUAD	\$ 326,400	\$ 186.05
029 B004008	341	FORE ST	10:CONDOMINIUMS	DALTON JENNIFER L	\$ 326,100	\$ 185.88
029 B004009	341	FORE ST	10:CONDOMINIUMS	HAAPALA BRIAN R &	\$ 668,600	\$ 381.10
029 B004010	341	FORE ST	20:COMMERCIAL CONDOS	BOOTHBY SQUARE PROPERTIES LLC	\$ 452,100	\$ 257.70
029 B004011	341	FORE ST	20:COMMERCIAL CONDOS	BOOTHBY SQUARE PROPERTIES LLC	\$ 339,100	\$ 193.29
029 C001001	340	FORE ST	10:CONDOMINIUMS	ADB REALTY LLC	\$ 229,000	\$ 130.53
029 C001002	340	FORE ST	10:CONDOMINIUMS	HAYEK LEE-ANN COLLINS TRUSTEE	\$ 209,900	\$ 119.64
029 C001003	340	FORE ST	10:CONDOMINIUMS	207 INVESTS LLC	\$ 336,700	\$ 191.92

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
029 C001004	340	FORE ST	20:COMMERCIAL CONDOS	ABD REALTY LLC	\$ 261,000	\$ 148.77
029 C001005	340	FORE ST	20:COMMERCIAL CONDOS	ADB REALTY LLC	\$ 152,700	\$ 87.04
029 C002001	336	FORE ST	21:RETAIL SERVICES	DOCK FORE INC	\$ 498,500	\$ 284.15
029 C003001	334	FORE ST	21:RETAIL SERVICES	PORT CITY APARTMENTS	\$ 674,300	\$ 384.35
029 C005001	330	FORE ST	21:RETAIL SERVICES	J & R VENTURES LLC	\$ 936,000	\$ 533.52
029 C006001	3	GOLD ST	20:COMMERCIAL CONDOS	GOLD STREET PROPERTIES LLC	\$ 362,600	\$ 206.68
029 C006002	1	GOLD ST	20:COMMERCIAL CONDOS	ADNERB PROPERTIES LLC	\$ 287,000	\$ 163.59
029 C006003	320	FORE ST	20:COMMERCIAL CONDOS	FORE STREET INVESTMENTS LLC	\$ 353,200	\$ 201.32
029 C006004	320	FORE ST	20:COMMERCIAL CONDOS	FORE STREET INVESTMENTS LLC	\$ 365,400	\$ 208.28
029 C006005	320	FORE ST	20:COMMERCIAL CONDOS	FORE STREET INVESTMENTS LLC	\$ 243,600	\$ 138.85
029 C006006	320	FORE ST	20:COMMERCIAL CONDOS	FORE STREET INVESTMENTS LLC	\$ 275,400	\$ 156.98
029 C006007	320	FORE ST	20:COMMERCIAL CONDOS	FORE STREET INVESTMENTS LLC	\$ 652,800	\$ 372.10
029 D001001	129	COMMERCIAL ST	21:RETAIL SERVICES	RSB LIMITED LIABILITY COMPANY	\$ 1,399,600	\$ 797.77
029 D002001	121	COMMERCIAL ST	22:OFFICE BUSINESS	MAD COW LLC	\$ 579,800	\$ 330.49
029 D003001	111	COMMERCIAL ST	22:OFFICE BUSINESS	BLANCHARD BLOCK LLC	\$ 2,854,900	\$ 1,627.29
029 E001001	130	MIDDLE ST	22:OFFICE BUSINESS	ELC LIMITED LIABILITY COMPANY	\$ 6,980,700	\$ 3,979.00
029 E006001	100	MIDDLE ST	22:OFFICE BUSINESS	ALBANY ROAD-PORTLAND LLC	\$ 24,179,400	\$ 13,782.26
029 E007001	291	FORE ST	21:RETAIL SERVICES	291 FORE STREET LLC	\$ 1,863,200	\$ 1,062.02
029 E009001	25	PEARL ST	27:MULTI-USE COMMERCIAL	25 PEARL MHR LLC	\$ 23,040,000	\$ 13,132.80
029 E012001	277	FORE ST	25:PARKING LOTS	287 FORE STREET LLC	\$ 634,700	\$ 361.78
029 E016001	31	PEARL ST	22:OFFICE BUSINESS	130 LIMITED LIABILITY COMPANY	\$ 7,440,900	\$ 4,241.31
029 E019001	0	FRANKLIN ST	56:GOVERNMENTAL	CITY OF PORTLAND	\$ -	\$ -
029 E026001	100	MIDDLE ST	22:OFFICE BUSINESS	ALBANY ROAD-PORTLAND LLC	\$ 22,842,600	\$ 13,020.28
029 G001001	99	COMMERCIAL ST	56:GOVERNMENTAL	UNITED STATES	\$ -	\$ -
029 K001001	7	CUSTOM HOUSE ST	22:OFFICE BUSINESS	OLYMPIA EQUITY	\$ 8,203,000	\$ 4,675.71
029 K002001	288	FORE ST	21:RETAIL SERVICES	EAST BROWN COW LIMITED	\$ 1,753,200	\$ 999.32
029 K003001	65	COMMERCIAL ST	23:HOTEL & MOTEL	OLYMPIA EQUITY INVESTORS V LLC	\$ 31,863,200	\$ 18,162.02
029 K005001	280	FORE ST	22:OFFICE BUSINESS	BANGOR SAVINGS BANK	\$ 15,211,400	\$ 8,670.50
029 K006001	300	FORE ST	40:VACANT LAND	OLYMPIA EQUITY	\$ 995,500	\$ 567.44
029 K006002	300	FORE ST	55:LITERARY & SCIENTIFIC	COUNCIL INTERNATIONAL STUDY	\$ -	\$ -
029 K00601A	300	FORE ST	55:LITERARY & SCIENTIFIC	COUNCIL INTERNATIONAL STUDY	\$ -	\$ -
029 K00601B	300	FORE ST	55:LITERARY & SCIENTIFIC	CIEE INC	\$ -	\$ -
029 K0060B2	300	FORE ST	20:COMMERCIAL CONDOS	OLYMPIA EQUITY	\$ 98,000	\$ 55.86
029 K0060B3	300	FORE ST	20:COMMERCIAL CONDOS	OLYMPIA EQUITY	\$ 70,000	\$ 39.90
029 O001011	99	SILVER ST	10:CONDOMINIUMS	ARENSBERG LEE C TRUSTEE	\$ 274,600	\$ 156.52
029 O001012	99	SILVER ST	10:CONDOMINIUMS	TOZESKI DAVID P	\$ 271,300	\$ 154.64
029 O001013	99	SILVER ST	10:CONDOMINIUMS	HOLSTEIN ERIC B	\$ 276,100	\$ 157.38

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
029 0001021	99	SILVER ST	10:CONDOMINIUMS	THOMS DEBORAH L	\$ 265,500	\$ 151.34
029 0001023	99	SILVER ST	10:CONDOMINIUMS	ANYA ROSE LLC	\$ 347,700	\$ 198.19
029 0001024	99	SILVER ST	10:CONDOMINIUMS	ARNDT CHANNING P	\$ 262,800	\$ 149.80
029 0001025	99	SILVER ST	10:CONDOMINIUMS	LINCOLN STREET PROERTIES LLC	\$ 246,000	\$ 140.22
029 0001026	99	SILVER ST	10:CONDOMINIUMS	GOMES ERIN ELIZABETH	\$ 252,900	\$ 144.15
029 0001028	99	SILVER ST	10:CONDOMINIUMS	GOODMAN ISAAC D &	\$ 295,500	\$ 168.44
029 0001029	99	SILVER ST	10:CONDOMINIUMS	COUSINS DAVID A	\$ 290,200	\$ 165.41
029 0001031	99	SILVER ST	10:CONDOMINIUMS	JAMESON PAUL G &	\$ 281,400	\$ 160.40
029 0001032	99	SILVER ST	10:CONDOMINIUMS	BOROWSKI ROBERT B	\$ 285,200	\$ 162.56
029 0001033	99	SILVER ST	10:CONDOMINIUMS	ARTISTWANNABE LLC	\$ 285,200	\$ 162.56
029 0001034	99	SILVER ST	10:CONDOMINIUMS	BERG HENRY T TRUSTEE	\$ 285,200	\$ 162.56
029 0001035	99	SILVER ST	10:CONDOMINIUMS	HIGGINS HELENA C &	\$ 313,700	\$ 178.81
029 0001036	99	SILVER ST	10:CONDOMINIUMS	FINCH ANNIE &	\$ 296,100	\$ 168.78
029 0001037	99	SILVER ST	10:CONDOMINIUMS	LUTKOFF ISAAC E	\$ 252,500	\$ 143.93
029 0001038	99	SILVER ST	10:CONDOMINIUMS	ZURKAN WILLIAM K	\$ 246,900	\$ 140.73
029 0001039	99	SILVER ST	10:CONDOMINIUMS	SOREL-LEDUC SANDRA J &	\$ 258,200	\$ 147.17
029 0001041	99	SILVER ST	10:CONDOMINIUMS	LINCOLN STREET PROPERTIES LLC	\$ 292,800	\$ 166.90
029 0001042	99	SILVER ST	10:CONDOMINIUMS	STEBBINS BRADY	\$ 267,800	\$ 152.65
029 0001043	99	SILVER ST	10:CONDOMINIUMS	HIGGINS CHRISTOPHER S	\$ 312,200	\$ 177.95
029 0001044	99	SILVER ST	10:CONDOMINIUMS	LITTLEJOHN CLIFTON T	\$ 262,900	\$ 149.85
029 0001045	99	SILVER ST	10:CONDOMINIUMS	DG CONDO 4 LLC	\$ 285,200	\$ 162.56
029 0001046	99	SILVER ST	10:CONDOMINIUMS	VAN PEURSEM CORINNE M	\$ 285,200	\$ 162.56
029 0001047	99	SILVER ST	10:CONDOMINIUMS	KASSEL GRANT D	\$ 236,300	\$ 134.69
029 0001048	99	SILVER ST	10:CONDOMINIUMS	PEEL BRUCE H	\$ 237,600	\$ 135.43
029 0001049	99	SILVER ST	10:CONDOMINIUMS	CHISHOLM ADAM C	\$ 226,600	\$ 129.16
029 0001210	99	SILVER ST	10:CONDOMINIUMS	LINCOLN STREET PROPERTIES LLC	\$ 243,300	\$ 138.68
029 0001211	99	SILVER ST	10:CONDOMINIUMS	GINTER DAVID R	\$ 235,000	\$ 133.95
029 0001212	99	SILVER ST	10:CONDOMINIUMS	SILVER VICTORIA J	\$ 223,500	\$ 127.40
029 0001213	99	SILVER ST	10:CONDOMINIUMS	PROSSER JAMES G	\$ 243,700	\$ 138.91
029 0001310	99	SILVER ST	10:CONDOMINIUMS	HEALY ROBERT E &	\$ 263,500	\$ 150.20
029 0001410	99	SILVER ST	10:CONDOMINIUMS	SMITH GARY R &	\$ 290,700	\$ 165.70
029 0001501	99	SILVER ST	10:CONDOMINIUMS	KATZ JAMES &	\$ 471,000	\$ 268.47
029 0001502	99	SILVER ST	20:COMMERCIAL CONDOS	PEAK 5 EQUITIES LLC	\$ 651,400	\$ 371.30
029 0001801	99	SILVER ST	10:CONDOMINIUMS	CHANDLER BENJAMIN P	\$ 269,900	\$ 153.84
029 0001802	99	SILVER ST	10:CONDOMINIUMS	JOHNSON BEN A	\$ 269,900	\$ 153.84
029 0002001	164	MIDDLE ST	21:RETAIL SERVICES	NDA 164 MIDDLE STREET LLC	\$ 1,926,000	\$ 1,097.82
029 0003001	43	MARKET ST	25:PARKING LOTS	PORTLAND REGENCY INC	\$ 550,100	\$ 313.56

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
029 O004001	11	MILK ST	25:PARKING LOTS	PORTLAND REGENCY INC	\$ 219,300	\$ 125.00
029 R001001	20	MILK ST	23:HOTEL & MOTEL	PORTLAND REGENCY INC	\$ 24,629,100	\$ 14,038.59
029 S001001	145	COMMERCIAL ST	22:OFFICE BUSINESS	FLEMING CREEK LLC ETALS	\$ 10,705,900	\$ 6,102.36
029 S002001	145	COMMERCIAL ST	56:GOVERNMENTAL	CITY OF PORTLAND	\$ -	\$ -
030 A005001	94	COMMERCIAL ST	21:RETAIL SERVICES	BMC INC	\$ 2,040,000	\$ 1,162.80
030 A101001	90	COMMERCIAL ST	21:RETAIL SERVICES	PROPRIETORS OF CUSTOM HOUSE	\$ 472,600	\$ 269.38
030 C001001	100	COMMERCIAL ST	27:MULTI-USE COMMERCIAL	SOLEY WHARF LLC	\$ 11,797,700	\$ 6,724.69
030 D001001	68	COMMERCIAL ST	22:OFFICE BUSINESS	MAINE WHARF LLC	\$ 6,961,500	\$ 3,968.06
030 D003001	70	COMMERCIAL ST	22:OFFICE BUSINESS	FLATBREAD WHARF LLC	\$ 2,545,100	\$ 1,450.71
030 D005001	84	COMMERCIAL ST	21:RETAIL SERVICES	84 COMMERCIAL STREET LLC	\$ 776,800	\$ 442.78
030 H001001	180	COMMERCIAL ST	27:MULTI-USE COMMERCIAL	DIMILLO ARLENE ETALS TRUSTEES	\$ 2,875,900	\$ 1,639.26
030 H004001	136	COMMERCIAL ST	24:WHOLESALE	CARROLL BLOCK LLC	\$ 3,763,300	\$ 2,145.08
030 H011001	9	PORTLAND PIER	25:PARKING LOTS	CARROLL BLOCK LLC	\$ 32,800	\$ 18.70
031 H001001	158	COMMERCIAL ST	25:PARKING LOTS	DIMILLO STEVEN ETALTRUSTEES	\$ 979,800	\$ 558.49
031 H003001	144	COMMERCIAL ST	25:PARKING LOTS	DIMILLO STEVEN ETAL TRUSTEES	\$ 928,400	\$ 529.19
031 H004001	164	COMMERCIAL ST	27:MULTI-USE COMMERCIAL	DIMILLO ARLENE ETALS TRUSTEES	\$ 1,405,200	\$ 800.96
031 J030001	184	COMMERCIAL ST	21:RETAIL SERVICES	GEF LLC	\$ 2,150,900	\$ 1,226.01
031 K103001	218	COMMERCIAL ST	25:PARKING LOTS	PROPRIETORS OF UNION WHARF	\$ 512,200	\$ 291.95
031 L034001	250	COMMERCIAL ST	31:MANUFACTURING	CM WATERFRONT PROPERTIES LLC	\$ 2,530,600	\$ 1,442.44
031 L038001	230	COMMERCIAL ST	25:PARKING LOTS	PROPRIETORS OF UNION WHARF	\$ 81,900	\$ 46.68
031 L135001	1	UNION WHARF	24:WHOLESALE	PROPRIETORS OF UNION WHARF	\$ 2,113,600	\$ 1,204.75
032 C001001	390	CONGRESS ST	23:HOTEL & MOTEL	PRESS HOTEL LLC	\$ 30,535,600	\$ 17,405.29
032 D001001	107	EXCHANGE ST	22:OFFICE BUSINESS	TOP OF EXCHANGE LLC	\$ 1,412,200	\$ 804.95
032 D002001	97	EXCHANGE ST	22:OFFICE BUSINESS	TOP OF EXCHANGE LLC	\$ 2,941,200	\$ 1,676.48
032 D003001	93	EXCHANGE ST	22:OFFICE BUSINESS	TOP OF EXCHANGE LLC	\$ 2,920,300	\$ 1,664.57
032 D004001	85	EXCHANGE ST	22:OFFICE BUSINESS	TOP OF EXCHANGE LLC	\$ 3,734,400	\$ 2,128.61
032 D005001	167	MIDDLE ST	58:LAND BANKS	CITY OF PORTLAND	\$ -	\$ -
032 E001001	57	EXCHANGE ST	22:OFFICE BUSINESS	57 EXCHANGE STREET LLC	\$ 3,815,900	\$ 2,175.06
032 E002001	53	EXCHANGE ST	21:RETAIL SERVICES	PALACCI JOSEPH A TRUSTEE	\$ 1,480,100	\$ 843.66
032 E004001	49	EXCHANGE ST	21:RETAIL SERVICES	PALACCI JOSEPH A TRUSTEE	\$ 763,700	\$ 435.31
032 E005001	45	EXCHANGE ST	22:OFFICE BUSINESS	45 EXCHANGE STREET LLC	\$ 2,999,100	\$ 1,709.49
032 E008001	39	EXCHANGE ST	22:OFFICE BUSINESS	PALACCI JOSEPH A TRUSTEE	\$ 1,623,000	\$ 925.11
032 E009001	31	EXCHANGE ST	21:RETAIL SERVICES	B & C LIMITED	\$ 1,879,800	\$ 1,071.49
032 E010001	46	MARKET ST	21:RETAIL SERVICES	MARKET MILK PARTNERS LLC	\$ 1,920,400	\$ 1,094.63
032 F001001	42	MARKET ST	21:RETAIL SERVICES	OCEAN BLOCK ASSOCIATES	\$ 1,339,400	\$ 763.46
032 F002001	36	MARKET ST	24:WHOLESALE	36 MARKET ST	\$ 894,100	\$ 509.64
032 F003001	30	MARKET ST	21:RETAIL SERVICES	E L C INC	\$ 866,800	\$ 494.08

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
032 F005001	363	FORE ST	22:OFFICE BUSINESS	ELEVEN EXCHANGE LLC	\$ 1,284,400	\$ 732.11
032 F007001	375	FORE ST	21:RETAIL SERVICES	ELEVEN EXCHANGE LLC	\$ 737,500	\$ 420.38
032 F008001	375	FORE ST	21:RETAIL SERVICES	ELEVEN EXCHANGE LLC	\$ 762,900	\$ 434.85
032 F009001	30	MILK ST	22:OFFICE BUSINESS	OCEAN BLOCK ASSOCIATES	\$ 1,862,700	\$ 1,061.74
032 F010001	9	EXCHANGE ST	21:RETAIL SERVICES	ELEVEN EXCHANGE LLC	\$ 2,759,400	\$ 1,572.86
032 F012001	5	EXCHANGE ST	21:RETAIL SERVICES	ELEVEN EXCHANGE LLC	\$ 1,198,100	\$ 682.92
032 F013001	379	FORE ST	22:OFFICE BUSINESS	ELEVEN EXCHANGE LLC	\$ 1,026,700	\$ 585.22
032 F014001	1	EXCHANGE ST	21:RETAIL SERVICES	ELEVEN EXCHANGE LLC	\$ 830,600	\$ 473.44
032 G001001	396	CONGRESS ST	22:OFFICE BUSINESS	PO SQUARE BUILDING LLC	\$ 16,538,900	\$ 9,427.17
032 H001001	110	EXCHANGE ST	22:OFFICE BUSINESS	ONETEN EXCHANGE LLC	\$ 1,803,300	\$ 1,027.88
032 H002001	106	EXCHANGE ST	21:RETAIL SERVICES	RICH BUILDING LLC	\$ 951,000	\$ 542.07
032 H003001	102	EXCHANGE ST	22:OFFICE BUSINESS	PALACCI JOSEPH	\$ 1,088,800	\$ 620.62
032 H004001	15	TEMPLE ST	56:GOVERNMENTAL	CITY OF PORTLAND	\$ -	\$ -
032 H005001	1	TEMPLE ST	56:GOVERNMENTAL	CITY OF PORTLAND	\$ -	\$ -
032 H005002	1	TEMPLE ST	22:OFFICE BUSINESS	11 TEMPLE MHR LLC	\$ 3,157,900	\$ 1,800.00
032 H006001	92	EXCHANGE ST	22:OFFICE BUSINESS	MAINESCAPE PROPERTIES LLC	\$ 1,043,100	\$ 594.57
032 H007001	88	EXCHANGE ST	27:MULTI-USE COMMERCIAL	RIVENDELL REAL ESTATE LLC	\$ 1,437,000	\$ 819.09
032 H008001	80	EXCHANGE ST	22:OFFICE BUSINESS	80 EXCHANGE LLC	\$ 3,118,000	\$ 1,777.26
032 H009001	70	EXCHANGE ST	58:LAND BANKS	CITY OF PORTLAND	\$ -	\$ -
032 H016001	183	MIDDLE ST	20:COMMERCIAL CONDOS	Q STREET REAL ESTATE	\$ 796,800	\$ 454.18
032 H016002	183	MIDDLE ST	20:COMMERCIAL CONDOS	Q STREET REAL ESTATE	\$ 872,800	\$ 497.50
032 H016003	183	MIDDLE ST	20:COMMERCIAL CONDOS	Q STREET REAL ESTATE THIRD	\$ 872,800	\$ 497.50
032 H01604A	183	MIDDLE ST	20:COMMERCIAL CONDOS	ITM REALTY II LLC	\$ 287,900	\$ 164.10
032 H01604B	183	MIDDLE ST	20:COMMERCIAL CONDOS	ITM REALTY II LLC	\$ 325,900	\$ 185.76
032 H022001	193	MIDDLE ST	22:OFFICE BUSINESS	SAVI REALTY LLC	\$ 4,495,000	\$ 2,562.15
032 I001001	178	MIDDLE ST	22:OFFICE BUSINESS	FRESNEL LLC	\$ 2,693,400	\$ 1,535.24
032 I002001	52	EXCHANGE ST	21:RETAIL SERVICES	OLD PORT ARMS LLC	\$ 3,103,500	\$ 1,769.00
032 I006001	50	EXCHANGE ST	20:COMMERCIAL CONDOS	SANTANA LLC	\$ 392,600	\$ 223.78
032 I006002	50	EXCHANGE ST	20:COMMERCIAL CONDOS	FIFTY EXCHANGE LLC	\$ 391,900	\$ 223.38
032 I006003	50	EXCHANGE ST	20:COMMERCIAL CONDOS	FIFTY EXCHANGE LLC	\$ 130,000	\$ 74.10
032 I006004	50	EXCHANGE ST	20:COMMERCIAL CONDOS	FIFTY EXCHANGE LLC	\$ 130,900	\$ 74.61
032 I006005	50	EXCHANGE ST	20:COMMERCIAL CONDOS	FIFTY EXCHANGE LLC	\$ 131,500	\$ 74.96
032 I006006	50	EXCHANGE ST	20:COMMERCIAL CONDOS	FIFTY EXCHANGE LLC	\$ 132,000	\$ 75.24
032 I007001	0	CANAL PLAZA	27:MULTI-USE COMMERCIAL	COW PLAZA 1 LLC	\$ 605,900	\$ 345.36
032 I008001	44	EXCHANGE ST	21:RETAIL SERVICES	44 EXCHANGE STREET LLC	\$ 2,706,400	\$ 1,542.65
032 I010001	34	EXCHANGE ST	21:RETAIL SERVICES	PALACCI SION &	\$ 1,296,300	\$ 738.89
032 I011001	30	EXCHANGE ST	21:RETAIL SERVICES	MAINELAND REAL ESTATE	\$ 1,160,400	\$ 661.43

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
032 I012100	10	EXCHANGE ST	20:COMMERCIAL CONDOS	10 EXCHANGE PROPERTIES LLC	\$ 1,921,600	\$ 1,095.31
032 I012200	10	EXCHANGE ST	20:COMMERCIAL CONDOS	10 EXCHANGE PROPERTIES LLC	\$ 1,360,200	\$ 775.31
032 I012301	10	EXCHANGE ST	10:CONDOMINIUMS	PADULA FRANCIS P	\$ 321,500	\$ 183.26
032 I012302	10	EXCHANGE ST	10:CONDOMINIUMS	CURRAN JENNIFER A	\$ 306,000	\$ 174.42
032 I012303	10	EXCHANGE ST	10:CONDOMINIUMS	CULPOVICH ANDREW J &	\$ 202,300	\$ 115.31
032 I012304	10	EXCHANGE ST	10:CONDOMINIUMS	LETENDRE JESSICA	\$ 310,000	\$ 176.70
032 I012305	10	EXCHANGE ST	10:CONDOMINIUMS	DRISCOLL ROBERT &	\$ 254,700	\$ 145.18
032 I012306	10	EXCHANGE ST	10:CONDOMINIUMS	POMROY'S PORTLAND	\$ 322,700	\$ 183.94
032 I012307	10	EXCHANGE ST	10:CONDOMINIUMS	SPELLICY STEPHEN &	\$ 267,100	\$ 152.25
032 I012308	10	EXCHANGE ST	10:CONDOMINIUMS	EVANS SHERI CHRISTIENNE	\$ 320,700	\$ 182.80
032 I012309	10	EXCHANGE ST	10:CONDOMINIUMS	SHEPHERD THOMAS A &	\$ 300,000	\$ 171.00
032 I012310	10	EXCHANGE ST	10:CONDOMINIUMS	ECHM REALTY LLC	\$ 329,100	\$ 187.59
032 I012311	10	EXCHANGE ST	10:CONDOMINIUMS	CAMPBELL COLLEEN S &	\$ 205,900	\$ 117.36
032 I012312	10	EXCHANGE ST	10:CONDOMINIUMS	LOMAC SABIN	\$ 344,000	\$ 196.08
032 I012313	10	EXCHANGE ST	10:CONDOMINIUMS	HANSON CARL F	\$ 276,600	\$ 157.66
032 I012314	10	EXCHANGE ST	10:CONDOMINIUMS	GORDON ABIGAIL	\$ 287,000	\$ 163.59
032 I012401	10	EXCHANGE ST	10:CONDOMINIUMS	NOLAN JENNIFER R &	\$ 316,800	\$ 180.58
032 I012402	10	EXCHANGE ST	10:CONDOMINIUMS	10-402 EXCHANGE STREET LLC	\$ 353,300	\$ 201.38
032 I012404	10	EXCHANGE ST	10:CONDOMINIUMS	BURNS THOMAS	\$ 364,800	\$ 207.94
032 I012405	10	EXCHANGE ST	10:CONDOMINIUMS	DOYLE KEVIN F &	\$ 249,600	\$ 142.27
032 I012406	10	EXCHANGE ST	10:CONDOMINIUMS	BROWN BRETT &	\$ 381,500	\$ 217.46
032 I012407	10	EXCHANGE ST	10:CONDOMINIUMS	FLYING ZEBRA PROPERTIES LLC	\$ 330,300	\$ 188.27
032 I012408	10	EXCHANGE ST	10:CONDOMINIUMS	WALTERS BRETT D &	\$ 301,700	\$ 171.97
032 I012409	10	EXCHANGE ST	10:CONDOMINIUMS	SAHA DEBASMITA &	\$ 351,700	\$ 200.47
032 I012410	10	EXCHANGE ST	10:CONDOMINIUMS	GIULIANTI NICHOLAS R	\$ 340,200	\$ 193.91
032 I012411	10	EXCHANGE ST	10:CONDOMINIUMS	SPANNAUS MICHAELA LILY	\$ 338,600	\$ 193.00
032 I012412	10	EXCHANGE ST	10:CONDOMINIUMS	URBANEK NICHOLAS P	\$ 259,500	\$ 147.92
032 I012413	10	EXCHANGE ST	10:CONDOMINIUMS	WHEELWRIGHT HENRY J TRUSTEE	\$ 317,200	\$ 180.80
032 I012414	10	EXCHANGE ST	10:CONDOMINIUMS	DEPALMA CHRISTOPHER R &	\$ 290,500	\$ 165.59
032 I018001	395	FORE ST	21:RETAIL SERVICES	395 FORE STREET LLC	\$ 1,491,100	\$ 849.93
032 I021001	182	MIDDLE ST	21:RETAIL SERVICES	COW PLAZA 4 LLC	\$ 5,536,400	\$ 3,155.75
032 I023001	3	CANAL PLAZA	22:OFFICE BUSINESS	COW PLAZA 3 LLC	\$ 11,805,100	\$ 6,728.91
032 I033001	2	CANAL PLAZA	22:OFFICE BUSINESS	COW PLAZA 2 LLC	\$ 7,318,600	\$ 4,171.60
032 I036001	1	CANAL PLAZA	22:OFFICE BUSINESS	COW PLAZA 1 LLC	\$ 24,122,300	\$ 13,749.71
032 I039001	40	UNION ST	33:TRANSPORTATION	CENTRAL MAINE POWER CO	\$ 1,490,600	\$ 849.64
032 I040001	44	EXCHANGE ST	25:PARKING LOTS	KOWTOWER LLC	\$ 451,800	\$ 257.53
032 I041001	425	FORE ST	27:MULTI-USE COMMERCIAL	COW PLAZA GARAGE LLC	\$ 12,300,000	\$ 7,011.00

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
032 I041002	401	FORE ST	27:MULTI-USE COMMERCIAL	BANGOR SAVINGS BANK	\$ 85,000	\$ 48.45
032 I042001	433	FORE ST	23:HOTEL & MOTEL	COW PLAZA HOTEL LLC	\$ 29,811,400	\$ 16,992.50
032 I043001	45	UNION ST	25:PARKING LOTS	COW PLAZA 1 LLC	\$ 108,700	\$ 61.96
032 J001001	386	FORE ST	21:RETAIL SERVICES	386 FORE STREET LLC	\$ 1,734,200	\$ 988.49
032 J002001	392	FORE ST	21:RETAIL SERVICES	BEER GUYS LLC	\$ 1,504,400	\$ 857.51
032 J004001	396	FORE ST	20:COMMERCIAL CONDOS	BEER GUYS LLC	\$ 477,200	\$ 272.00
032 J004002	396	FORE ST	20:COMMERCIAL CONDOS	BEER GUYS LLC	\$ 284,300	\$ 162.05
032 J004003	396	FORE ST	10:CONDOMINIUMS	BEER GUYS LLC	\$ 356,700	\$ 203.32
032 J00400B	396	FORE ST	20:COMMERCIAL CONDOS	BEER GUYS LLC	\$ 267,600	\$ 152.53
032 J005001	398	FORE ST	20:COMMERCIAL CONDOS	FORE STREET PARTNERSHIP	\$ 883,000	\$ 503.31
032 J005002	398	FORE ST	20:COMMERCIAL CONDOS	FORE STREET PROPERTIES	\$ 706,400	\$ 402.65
032 J005003	398	FORE ST	20:COMMERCIAL CONDOS	INGALLS ROGER E	\$ 371,200	\$ 211.58
032 J005004	398	FORE ST	20:COMMERCIAL CONDOS	INGALLS ROGER E	\$ 371,200	\$ 211.58
032 K001001	2	MONUMENT SQ	22:OFFICE BUSINESS	800 NORTHERN CORP	\$ 22,515,900	\$ 12,834.06
032 K012001	1	MONUMENT SQ	22:OFFICE BUSINESS	FINARD MURRAY W TR	\$ 24,460,000	\$ 13,942.20
032 L001001	234	FEDERAL ST W	56:GOVERNMENTAL	CITY OF PORTLAND	\$ -	\$ -
032 L002001	1	CITY CTR	22:OFFICE BUSINESS	ONE CITY CENTER ASSOCIATES LLC	\$ 42,589,800	\$ 24,276.19
032 N009001	414	FORE ST	21:RETAIL SERVICES	GOULD COMPANY LLC	\$ 948,900	\$ 540.87
032 N010001	416	FORE ST	21:RETAIL SERVICES	416 FORE STREET HOLDINGS LLC	\$ 1,512,100	\$ 861.90
032 N011001	422	FORE ST	21:RETAIL SERVICES	HARDING RICHARD B ETAL	\$ 683,800	\$ 389.77
032 N012001	424	FORE ST	21:RETAIL SERVICES	SOLETSKY LIMITED LIABILITY CO	\$ 1,290,700	\$ 735.70
032 P001001	2	CITY CTR	22:OFFICE BUSINESS	TWO CITY CENTER LLC	\$ 4,291,700	\$ 2,446.27
032 P003001	4	CITY CTR	21:RETAIL SERVICES	WIRELESS PARTNERS II LLC ETAL	\$ 2,379,800	\$ 1,356.49
032 P004001	6	CITY CTR	20:COMMERCIAL CONDOS	SIX CITY CENTER LLC	\$ 2,860,000	\$ 1,630.20
032 P004002	6	CITY CTR	20:COMMERCIAL CONDOS	H & A PROPERTY GROUP LLC	\$ 611,900	\$ 348.78
032 P005001	0	SPRING ST ARTERIAL	56:GOVERNMENTAL	CITY OF PORTLAND	\$ -	\$ -
032 P017001	10	CITY CTR	22:OFFICE BUSINESS	MINA BUILDING LLC	\$ 1,135,000	\$ 646.95
032 R001001	428	FORE ST	21:RETAIL SERVICES	428 FORE STREET LLC	\$ 1,256,800	\$ 716.38
032 R003001	432	FORE ST	21:RETAIL SERVICES	TERRAPIN PROPERTIES LLC	\$ 757,000	\$ 431.49
032 R004001	434	FORE ST	21:RETAIL SERVICES	TERRAPIN PROPERTIES LLC	\$ 715,200	\$ 407.66
032 R007001	436	FORE ST	21:RETAIL SERVICES	FORE STREET PARTNERS LLC	\$ 2,309,500	\$ 1,316.42
032 R008001	446	FORE ST	21:RETAIL SERVICES	ORANGE CRUSH LLC	\$ 2,036,600	\$ 1,160.86
032 S001001	366	FORE ST	21:RETAIL SERVICES	MC GEE CHARLES T &	\$ 3,765,400	\$ 2,146.28
032 S003001	7	MOULTON ST	21:RETAIL SERVICES	7-9 MOULTON LLC	\$ 642,100	\$ 366.00
032 S004001	161	COMMERCIAL ST	21:RETAIL SERVICES	ROB DOG REALTY LLC	\$ 2,445,400	\$ 1,393.88
032 S005001	5	MOULTON ST	22:OFFICE BUSINESS	MOULTON STREET REALTY LLC	\$ 3,719,000	\$ 2,119.83
032 T004001	4	MOULTON ST	21:RETAIL SERVICES	ADRIENNE-JANE INCORPORATED	\$ 5,025,400	\$ 2,864.48

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
032 U003001	185	COMMERCIAL ST	25:PARKING LOTS	COMPARK LLC	\$ 432,100	\$ 246.30
032 U004001	1	DANA ST	22:OFFICE BUSINESS	ONE DANA LLC	\$ 1,892,500	\$ 1,078.73
032 U005001	7	DANA ST	21:RETAIL SERVICES	TRANSMARINE	\$ 1,040,900	\$ 593.31
032 V001001	10	DANA ST	21:RETAIL SERVICES	IVY HOLDINGS LLC	\$ 2,111,800	\$ 1,203.73
032 V002001	205	COMMERCIAL ST	21:RETAIL SERVICES	LANDFALL LLC	\$ 829,200	\$ 472.64
032 V004001	211	COMMERCIAL ST	22:OFFICE BUSINESS	GRANITE FACE LLC	\$ 3,353,400	\$ 1,911.44
032 V005001	217	COMMERCIAL ST	22:OFFICE BUSINESS	CHASE BLOCK LLC	\$ 5,531,000	\$ 3,152.67
032 V008001	225	COMMERCIAL ST	24:WHOLESALE	225 COMMERCIAL ST ASSOC INC	\$ 3,062,300	\$ 1,745.51
032 V012001	1	UNION ST	22:OFFICE BUSINESS	237 COMMERCIAL STREET LLC	\$ 2,613,100	\$ 1,489.47
032 V014001	50	WHARF ST	21:RETAIL SERVICES	DEERING AVE ASSOCIATES INC &	\$ 1,315,300	\$ 749.72
032 V015001	42	WHARF ST	24:WHOLESALE	DEERING AVE ASSOCIATES INC &	\$ 767,100	\$ 437.25
032 V016001	34	WHARF ST	21:RETAIL SERVICES	IVY HOLDINGS LLC	\$ 747,900	\$ 426.30
037 A001001	45	FOREST AVE	33:TRANSPORTATION	NORTHERN NEW ENGLAND	\$ 20,839,500	\$ 11,878.52
037 A009001	104	OAK ST	17:21 PLUS FAMILY	PARK STREET PROPERTY LLC	\$ 2,429,200	\$ 1,384.64
037 A011001	92	OAK ST	22:OFFICE BUSINESS	84 OAK STREET LLC	\$ 500,200	\$ 285.11
037 A012001	39	FOREST AVE	22:OFFICE BUSINESS	39 LLC	\$ 3,851,500	\$ 2,195.36
037 A022001	25	FOREST AVE	21:RETAIL SERVICES	PORTLAND STAGE COMPANY	\$ 1,655,200	\$ 943.46
037 A023001	84	OAK ST	25:PARKING LOTS	84 OAK STREET LLC	\$ 582,500	\$ 332.03
037 A033001	11	FOREST AVE	25:PARKING LOTS	PACHIOS BROTHERS I LLC &	\$ 885,000	\$ 504.45
037 A035001	72	OAK ST	17:21 PLUS FAMILY	AVESTA OAK STREET LP	\$ 3,333,700	\$ 1,900.21
037 A038001	565	CONGRESS ST	21:RETAIL SERVICES	PACHIOS BROTHERS I LLC &	\$ 3,749,400	\$ 2,137.16
037 A042001	559	CONGRESS ST	27:MULTI-USE COMMERCIAL	HER LLC	\$ 633,100	\$ 360.87
037 A043001	555	CONGRESS ST	21:RETAIL SERVICES	CORRYMORE ZELLERTON LLC	\$ 556,400	\$ 317.15
037 A044001	553	CONGRESS ST	21:RETAIL SERVICES	ROCCO HOLDINGS LLC	\$ 1,327,000	\$ 756.39
037 A045001	575	CONGRESS ST	21:RETAIL SERVICES	571 ENTERPRISES LLC	\$ 747,500	\$ 426.08
037 A046001	7	FOREST AVE	22:OFFICE BUSINESS	D & D PARTNERS LLC	\$ 710,100	\$ 404.76
037 B001001	380	CUMBERLAND AVE	22:OFFICE BUSINESS	SWEETWATER PARTNERS LLC	\$ 3,518,300	\$ 2,005.43
037 B013001	95	OAK ST	25:PARKING LOTS	NORTHERN NEW ENGLAND	\$ 375,100	\$ 213.81
037 B014001	15	SHEPLEY ST	55:LITERARY & SCIENTIFIC	MAINE COLLEGE OF ART	\$ -	\$ -
037 B015001	11	SHEPLEY ST	17:21 PLUS FAMILY	11 SHEPLEY STREET	\$ 5,233,100	\$ 2,982.87
037 C001001	0	SHEPLEY ST	25:PARKING LOTS	CITY OAK LLC	\$ 574,400	\$ 327.41
037 C004001	0	SHEPLEY ST	25:PARKING LOTS	CITY OAK LLC	\$ 364,600	\$ 207.82
037 C006001	18	CASCO ST	17:21 PLUS FAMILY	SHEPLEY LLC	\$ 6,187,100	\$ 3,526.65
037 C008001	83	OAK ST	25:PARKING LOTS	HEGA REALTY LLC	\$ 576,800	\$ 328.78
037 C010001	16	CASCO ST	22:OFFICE BUSINESS	SHEPDOG LLC	\$ 952,700	\$ 543.04
037 C014100	531	CONGRESS ST	20:COMMERCIAL CONDOS	HEGA REALTY LLC	\$ 3,402,200	\$ 1,939.25
037 C014200	531	CONGRESS ST	20:COMMERCIAL CONDOS	HEGA REALTY LLC	\$ 3,648,400	\$ 2,079.59

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
037 C014300	531	CONGRESS ST	20:COMMERCIAL CONDOS	HEGA REALTY LLC	\$ 2,211,000	\$ 1,260.27
037 C014400	531	CONGRESS ST	20:COMMERCIAL CONDOS	HEGA REALTY LLC	\$ 2,065,900	\$ 1,177.56
037 C014501	531	CONGRESS ST	10:CONDOMINIUMS	WILLIAMS DEBORAH J &	\$ 600,400	\$ 342.23
037 C014502	531	CONGRESS ST	10:CONDOMINIUMS	HEGA REALTY LLC	\$ 519,000	\$ 295.83
037 C014503	531	CONGRESS ST	10:CONDOMINIUMS	SHOREY LINDA J &	\$ 696,500	\$ 397.01
037 C014504	531	CONGRESS ST	10:CONDOMINIUMS	HEGA REALTY LLC	\$ 933,900	\$ 532.32
037 C014505	531	CONGRESS ST	10:CONDOMINIUMS	WALBRIDGE HOYT &	\$ 898,200	\$ 511.97
037 C014506	531	CONGRESS ST	10:CONDOMINIUMS	HEGA REALTY LLC	\$ 653,900	\$ 372.72
037 C014507	531	CONGRESS ST	10:CONDOMINIUMS	HEGA REALTY LLC	\$ 582,400	\$ 331.97
037 C014508	531	CONGRESS ST	10:CONDOMINIUMS	HEGA REALTY LLC	\$ 755,600	\$ 430.69
037 C014509	531	CONGRESS ST	10:CONDOMINIUMS	HEGA REALTY LLC	\$ 487,600	\$ 277.93
037 C014510	531	CONGRESS ST	10:CONDOMINIUMS	SEASIDE PARTNERS LLC	\$ 637,800	\$ 363.55
037 C016001	551	CONGRESS ST	21:RETAIL SERVICES	BENTLEY BUILDING LLC	\$ 1,631,400	\$ 929.90
037 C017006	547	CONGRESS ST	10:CONDOMINIUMS	BLISSFUL BOUND LLC	\$ 637,100	\$ 363.15
037 C01701A	547	CONGRESS ST	20:COMMERCIAL CONDOS	R & J 545 PARTNERS LLC	\$ 356,400	\$ 203.15
037 C01701B	547	CONGRESS ST	20:COMMERCIAL CONDOS	R & J 545 PARTNERS LLC	\$ 371,000	\$ 211.47
037 C01701C	547	CONGRESS ST	20:COMMERCIAL CONDOS	R & J 545 PARTNERS LLC	\$ 397,300	\$ 226.46
037 C01702A	547	CONGRESS ST	10:CONDOMINIUMS	HENAULT DOUGLAS S &	\$ 247,400	\$ 141.02
037 C01702B	547	CONGRESS ST	10:CONDOMINIUMS	SCULLY JOHN M	\$ 206,800	\$ 117.88
037 C01702C	547	CONGRESS ST	10:CONDOMINIUMS	FRIEL MATTHEW R	\$ 233,100	\$ 132.87
037 C01702D	547	CONGRESS ST	10:CONDOMINIUMS	WHEELER-BERTA FRANCES H TRUSTEE	\$ 262,000	\$ 149.34
037 C01702E	547	CONGRESS ST	10:CONDOMINIUMS	JONES NICOLE M	\$ 211,400	\$ 120.50
037 C01703A	547	CONGRESS ST	10:CONDOMINIUMS	YANG DAVID I	\$ 282,200	\$ 160.85
037 C01703B	547	CONGRESS ST	10:CONDOMINIUMS	FOREMAN BROCK &	\$ 302,800	\$ 172.60
037 C01703C	547	CONGRESS ST	10:CONDOMINIUMS	PACKARD JEFFREY G &	\$ 318,300	\$ 181.43
037 C01704A	547	CONGRESS ST	10:CONDOMINIUMS	FITZPATRICK SUSAN E	\$ 274,000	\$ 156.18
037 C01704B	547	CONGRESS ST	10:CONDOMINIUMS	GRANO ROBERT C TRUSTEE	\$ 263,900	\$ 150.42
037 C01704C	547	CONGRESS ST	10:CONDOMINIUMS	TYSON BRUCE &	\$ 369,200	\$ 210.44
037 C01705A	547	CONGRESS ST	10:CONDOMINIUMS	HENRY MICHAEL T &	\$ 526,800	\$ 300.28
037 C01705B	547	CONGRESS ST	10:CONDOMINIUMS	BLISSFUL BOUND LLC	\$ 290,200	\$ 165.41
037 D001001	45	CASCO ST	21:RETAIL SERVICES	FORTY FIVE CASCO STREET LLC	\$ 1,646,700	\$ 938.62
037 D002001	511	CONGRESS ST	22:OFFICE BUSINESS	OCEAN GATE LLC	\$ 13,540,000	\$ 7,717.80
037 D003001	360	CUMBERLAND AVE	27:MULTI-USE COMMERCIAL	STARK INDUSTRIES LLC	\$ 951,800	\$ 542.53
037 D004001	48	BROWN ST	27:MULTI-USE COMMERCIAL	OCEAN GATE LLC	\$ 6,500,000	\$ 3,705.00
037 D007001	37	CASCO ST	17:21 PLUS FAMILY	AMBASSADOR LLC	\$ 9,893,500	\$ 5,639.30
037 D023001	15	CASCO ST	54:BENEVOLENT & CHARITABLE	EQUALITY COMMUNITY CENTER	\$ -	\$ -
037 D024001	519	CONGRESS ST	21:RETAIL SERVICES	MAINE CHARITABLE MECHANIC	\$ 1,189,900	\$ 678.24

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
037 E001001	595	CONGRESS ST	58:LAND BANKS	CITY OF PORTLAND	\$ -	\$ -
037 E002001	585	CONGRESS ST	20:COMMERCIAL CONDOS	HAMMOND HEIRS LLC	\$ 263,800	\$ 150.37
037 E002002	585	CONGRESS ST	20:COMMERCIAL CONDOS	HAMMOND HEIRS LLC	\$ 509,000	\$ 290.13
037 E002003	585	CONGRESS ST	20:COMMERCIAL CONDOS	PAUL'S BOUTIQUE LLC	\$ 1,825,200	\$ 1,040.36
037 E002004	585	CONGRESS ST	20:COMMERCIAL CONDOS	HAMMOND HEIRS LLC	\$ 1,341,500	\$ 764.66
037 E003001	10	CONGRESS SQ	27:MULTI-USE COMMERCIAL	PLAZA ASSOCIATES AT CONGRESS	\$ 19,409,300	\$ 11,063.30
037 E004001	28	FOREST AVE	25:PARKING LOTS	PLAZA ASSOCIATES AT CONGRESS	\$ 347,300	\$ 197.96
037 E005001	32	FOREST AVE	40:VACANT LAND	RB PORTLAND LLC	\$ 353,700	\$ 201.61
037 E005002	32	FOREST AVE	25:PARKING LOTS	PLAZA ASSOCIATES AT CONGRESS	\$ 312,300	\$ 178.01
037 E006001	173	HIGH ST	20:COMMERCIAL CONDOS	420 CUMBERLAND AVE LLC	\$ 1,490,200	\$ 849.41
037 E006002	173	HIGH ST	20:COMMERCIAL CONDOS	420 CUMBERLAND AVE LLC	\$ 556,500	\$ 317.21
037 E006003	173	HIGH ST	20:COMMERCIAL CONDOS	420 CUMBERLAND AVE LLC	\$ 1,274,800	\$ 726.64
037 E006004	173	HIGH ST	20:COMMERCIAL CONDOS	LUDWIG ROBERT C	\$ 1,163,200	\$ 663.02
037 E006005	173	HIGH ST	20:COMMERCIAL CONDOS	CAPITAL AREA PROPERTIES LLC	\$ 439,600	\$ 250.57
037 E006006	173	HIGH ST	20:COMMERCIAL CONDOS	HOPE GATEWAY UNITED	\$ 456,400	\$ 260.15
037 E006007	173	HIGH ST	20:COMMERCIAL CONDOS	177 HIGH LLC	\$ 669,000	\$ 381.33
037 E006008	173	HIGH ST	20:COMMERCIAL CONDOS	6 EAST OXFORD ST LLC	\$ 338,600	\$ 193.00
037 E006009	173	HIGH ST	20:COMMERCIAL CONDOS	181 HIGH STREET LLC	\$ 18,500,000	\$ 10,545.00
037 E006010	173	HIGH ST	10:CONDOMINIUMS	CML LLC	\$ 28,500	\$ 16.25
037 E006011	173	HIGH ST	10:CONDOMINIUMS	CML LLC	\$ 28,500	\$ 16.25
037 E006012	173	HIGH ST	10:CONDOMINIUMS	CML LLC	\$ 28,500	\$ 16.25
037 E006013	173	HIGH ST	10:CONDOMINIUMS	CML LLC	\$ 28,500	\$ 16.25
037 E006014	173	HIGH ST	10:CONDOMINIUMS	CML LLC	\$ 28,500	\$ 16.25
037 E006015	173	HIGH ST	10:CONDOMINIUMS	CML LLC	\$ 28,500	\$ 16.25
037 E006016	173	HIGH ST	10:CONDOMINIUMS	CML LLC	\$ 28,500	\$ 16.25
037 E006017	173	HIGH ST	10:CONDOMINIUMS	CML LLC	\$ 28,500	\$ 16.25
037 E006018	173	HIGH ST	10:CONDOMINIUMS	CML LLC	\$ 28,500	\$ 16.25
037 E006019	173	HIGH ST	10:CONDOMINIUMS	CML LLC	\$ 28,500	\$ 16.25
037 E006020	173	HIGH ST	10:CONDOMINIUMS	420 CUMBERLAND AVE LLC	\$ 28,500	\$ 16.25
037 E006021	173	HIGH ST	10:CONDOMINIUMS	420 CUMBERLAND AVE LLC	\$ 28,500	\$ 16.25
037 E006022	173	HIGH ST	10:CONDOMINIUMS	420 CUMBERLAND AVE LLC	\$ 28,500	\$ 16.25
037 E006023	173	HIGH ST	10:CONDOMINIUMS	420 CUMBERLAND AVE LLC	\$ 28,500	\$ 16.25
037 E006024	173	HIGH ST	10:CONDOMINIUMS	420 CUMBERLAND AVE LLC	\$ 28,500	\$ 16.25
037 E006025	173	HIGH ST	10:CONDOMINIUMS	CAPITAL AREA PROPERTIES LLC	\$ 28,500	\$ 16.25
037 E006026	173	HIGH ST	10:CONDOMINIUMS	CAPITAL AREA PROPERTIES LLC	\$ 28,500	\$ 16.25
037 E006027	173	HIGH ST	10:CONDOMINIUMS	LUDWIG ROBERT C &	\$ 28,500	\$ 16.25
037 E006028	173	HIGH ST	10:CONDOMINIUMS	LUDWIG ROBERT C &	\$ 28,500	\$ 16.25

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
037 E006029	173	HIGH ST	10:CONDOMINIUMS	LUDWIG ROBERT C &	\$ 28,500	\$ 16.25
037 E006030	173	HIGH ST	10:CONDOMINIUMS	LUDWIG ROBERT C &	\$ 28,500	\$ 16.25
037 E006031	173	HIGH ST	10:CONDOMINIUMS	420 CUMBERLAND AVE LLC	\$ 28,500	\$ 16.25
037 E006032	173	HIGH ST	10:CONDOMINIUMS	420 CUMBERLAND AVE LLC	\$ 28,500	\$ 16.25
037 E006033	173	HIGH ST	10:CONDOMINIUMS	420 CUMBERLAND AVE LLC	\$ 28,500	\$ 16.25
037 E006034	173	HIGH ST	10:CONDOMINIUMS	420 CUMBERLAND AVE LLC	\$ 28,500	\$ 16.25
037 E006035	173	HIGH ST	10:CONDOMINIUMS	420 CUMBERLAND AVE LLC	\$ 28,500	\$ 16.25
037 E006036	173	HIGH ST	10:CONDOMINIUMS	LUDWIG ROBERT C	\$ 28,500	\$ 16.25
037 E006037	173	HIGH ST	10:CONDOMINIUMS	LUDWIG ROBERT C	\$ 28,500	\$ 16.25
037 E006038	173	HIGH ST	10:CONDOMINIUMS	420 CUMBERLAND AVE LLC	\$ 28,500	\$ 16.25
037 E006039	173	HIGH ST	10:CONDOMINIUMS	177 HIGH LLC	\$ 28,500	\$ 16.25
037 E006040	173	HIGH ST	10:CONDOMINIUMS	177 HIGH LLC	\$ 28,500	\$ 16.25
037 E006041	173	HIGH ST	10:CONDOMINIUMS	LUDWIG ROBERT C &	\$ 28,500	\$ 16.25
037 E006042	173	HIGH ST	10:CONDOMINIUMS	LUDWIG ROBERT C &	\$ 28,500	\$ 16.25
037 E007001	157	HIGH ST	23:HOTEL & MOTEL	RB PORTLAND LLC	\$ 56,649,300	\$ 32,290.10
037 F002001	45	BROWN ST	27:MULTI-USE COMMERCIAL	BROWN TOWER LLC	\$ 3,335,800	\$ 1,901.41
037 F005001	28	PREBLE ST	27:MULTI-USE COMMERCIAL	EARL APARTMENTS LLC	\$ 7,075,600	\$ 4,033.09
037 F007001	24	PREBLE ST	22:OFFICE BUSINESS	24 PREBLE STREET PROPERTIES LLC	\$ 2,132,900	\$ 1,215.75
037 F009001	338	CUMBERLAND AVE	32:WAREHOUSE & STORAGE	SWEETWATER PARTNERS LLC	\$ 4,509,400	\$ 2,570.36
037 F012001	41	BROWN ST	55:LITERARY & SCIENTIFIC	MHS INC	\$ -	\$ -
037 F014001	483	CONGRESS ST	54:BENEVOLENT & CHARITABLE	MAINE HISTORICAL SOCIETY	\$ -	\$ -
037 F017001	489	CONGRESS ST	55:LITERARY & SCIENTIFIC	MHS INC	\$ -	\$ -
037 F020001	38	PREBLE ST	54:BENEVOLENT & CHARITABLE	PREBLE STREET	\$ -	\$ -
037 F022001	477	CONGRESS ST	27:MULTI-USE COMMERCIAL	TT MAINE VENTURE LLC	\$ 11,490,000	\$ 6,549.30
037 G001001	594	CONGRESS ST	21:RETAIL SERVICES	HIGH POINT REALTY LLC	\$ 1,293,600	\$ 737.35
037 G004001	582	CONGRESS ST	21:RETAIL SERVICES	CORNER FREAK LLC	\$ 762,400	\$ 434.57
037 G005001	580	CONGRESS ST	21:RETAIL SERVICES	BBB INC	\$ 1,008,300	\$ 574.73
037 G006001	578	CONGRESS ST	27:MULTI-USE COMMERCIAL	578 CONGRESS LLC	\$ 438,300	\$ 249.83
037 G007001	576	CONGRESS ST	27:MULTI-USE COMMERCIAL	576 CONGRESS LLC	\$ 420,600	\$ 239.74
037 G008001	574	CONGRESS ST	27:MULTI-USE COMMERCIAL	576 CONGRESS LLC	\$ 449,100	\$ 255.99
037 G009001	570	CONGRESS ST	22:OFFICE BUSINESS	PRIDE RALPH H TRUSTEE	\$ 712,900	\$ 406.35
037 G010001	133	FREE ST	27:MULTI-USE COMMERCIAL	HUBBARD'S APTS INC	\$ 1,085,300	\$ 618.62
037 G012001	584	CONGRESS ST	21:RETAIL SERVICES	CORNER FREAK LLC	\$ 405,500	\$ 231.14
037 G014001	562	CONGRESS ST	22:OFFICE BUSINESS	TERBAX REALTY INC	\$ 7,947,200	\$ 4,529.90
037 H001001	550	CONGRESS ST	27:MULTI-USE COMMERCIAL	550 CONGRESS STREET LLC	\$ 1,015,800	\$ 579.01
037 H002001	540	CONGRESS ST	55:LITERARY & SCIENTIFIC	MAINE COLLEGE OF ART	\$ -	\$ -
037 H002002	540	CONGRESS ST	20:COMMERCIAL CONDOS	540 CONGRESS STREET LLC	\$ 2,795,600	\$ 1,593.49

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
037 H002003	540	CONGRESS ST	10:CONDOMINIUMS	540 CONGRESS STREET LLC	\$ 259,400	\$ 147.86
037 H002004	540	CONGRESS ST	10:CONDOMINIUMS	540 CONGRESS STREET LLC	\$ 264,500	\$ 150.77
037 H002005	540	CONGRESS ST	10:CONDOMINIUMS	540 CONGRESS STREET LLC	\$ 259,400	\$ 147.86
037 H002006	540	CONGRESS ST	10:CONDOMINIUMS	540 CONGRESS STREET LLC	\$ 290,300	\$ 165.47
037 H005001	536	CONGRESS ST	54:BENEVOLENT & CHARITABLE	SPACE GALLERY	\$ -	\$ -
037 H005003	536	CONGRESS ST	20:COMMERCIAL CONDOS	SPACE GALLERY	\$ 785,400	\$ 447.68
037 H006001	522	CONGRESS ST	55:LITERARY & SCIENTIFIC	MAINE COLLEGE OF ART	\$ -	\$ -
037 H009001	516	CONGRESS ST	21:RETAIL SERVICES	PACHIOS BROTHERS II LLC	\$ 2,922,400	\$ 1,665.77
037 H010001	510	CONGRESS ST	21:RETAIL SERVICES	CENTER CITY PLAZA ASSOC	\$ 4,126,700	\$ 2,352.22
037 H011001	500	CONGRESS ST	20:COMMERCIAL CONDOS	MATERIAL OBJECTS	\$ 491,800	\$ 280.33
037 H011002	500	CONGRESS ST	20:COMMERCIAL CONDOS	500 CONGRESS TOP FLOOR LLC	\$ 357,500	\$ 203.78
037 H013001	504	CONGRESS ST	21:RETAIL SERVICES	KAPLAN 504 LLC	\$ 1,528,400	\$ 871.19
037 H014001	51	OAK ST	20:COMMERCIAL CONDOS	MAINE COLLEGE OF ART	\$ 318,000	\$ 181.26
037 H014002	51	OAK ST	55:LITERARY & SCIENTIFIC	MAINE COLLEGE OF ART	\$ -	\$ -
037 H014003	51	OAK ST	20:COMMERCIAL CONDOS	MAINE COLLEGE OF ART	\$ 319,000	\$ 181.83
037 H014004	51	OAK ST	55:LITERARY & SCIENTIFIC	MAINE COLLEGE OF ART	\$ -	\$ -
037 H014005	51	OAK ST	20:COMMERCIAL CONDOS	MAINE COLLEGE OF ART	\$ 217,800	\$ 124.15
037 H025001	57	OAK ST	21:RETAIL SERVICES	NEKOIE BAHMAN &	\$ 316,800	\$ 180.58
037 I001001	498	CONGRESS ST	21:RETAIL SERVICES	498 CONGRESS LLC	\$ 1,690,900	\$ 963.81
037 I002101	490	CONGRESS ST	20:COMMERCIAL CONDOS	GRACE LLC	\$ 647,800	\$ 369.25
037 I002102	492	CONGRESS ST	20:COMMERCIAL CONDOS	MZ-KIMBALL COURT LLC	\$ 768,000	\$ 437.76
037 I002103	15	BROWN ST	20:COMMERCIAL CONDOS	THE DOROTHEA &	\$ 239,500	\$ 136.52
037 I002104	15	BROWN ST	10:CONDOMINIUMS	O'SULLIVAN MICHAEL &	\$ 651,500	\$ 371.36
037 I002105	15	BROWN ST	10:CONDOMINIUMS	ADLER JANICE B	\$ 617,600	\$ 352.03
037 I002201	15	BROWN ST	10:CONDOMINIUMS	PYE JOHN F &	\$ 371,500	\$ 211.76
037 I002202	15	BROWN ST	10:CONDOMINIUMS	SAUCEDO CHRISTIAN MANUEL	\$ 426,400	\$ 243.05
037 I002203	15	BROWN ST	10:CONDOMINIUMS	HAVEY BENJAMIN M	\$ 497,500	\$ 283.58
037 I002204	15	BROWN ST	10:CONDOMINIUMS	SINGER JASON &	\$ 416,500	\$ 237.41
037 I002205	15	BROWN ST	10:CONDOMINIUMS	207 INVESTS I LLC	\$ 406,800	\$ 231.88
037 I002206	15	BROWN ST	10:CONDOMINIUMS	MCILVAIN JOHN &	\$ 320,400	\$ 182.63
037 I002207	15	BROWN ST	10:CONDOMINIUMS	SOULE GEORGE &	\$ 236,600	\$ 134.86
037 I002208	15	BROWN ST	10:CONDOMINIUMS	DOCTOROFF MARK G	\$ 454,100	\$ 258.84
037 I002301	15	BROWN ST	10:CONDOMINIUMS	BERZON TODD S	\$ 438,400	\$ 249.89
037 I002302	15	BROWN ST	10:CONDOMINIUMS	ANDREOLI HELEN L	\$ 423,400	\$ 241.34
037 I002303	15	BROWN ST	10:CONDOMINIUMS	BAUMAN PATRICIA J TRUSTEE	\$ 499,400	\$ 284.66
037 I002304	15	BROWN ST	10:CONDOMINIUMS	MOORE BRIAN D	\$ 443,000	\$ 252.51
037 I002305	15	BROWN ST	10:CONDOMINIUMS	COFFIN KATHLEEN M	\$ 354,600	\$ 202.12

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
037 I002306	15	BROWN ST	10:CONDOMINIUMS	HUNT RYAN ETAL	\$ 406,500	\$ 231.71
037 I002307	15	BROWN ST	10:CONDOMINIUMS	DOCTOROFF MARK G	\$ 442,100	\$ 252.00
037 I002401	15	BROWN ST	10:CONDOMINIUMS	KIM PAUL ETAL JTS	\$ 537,100	\$ 306.15
037 I002402	15	BROWN ST	10:CONDOMINIUMS	JONES RUSSELL J	\$ 540,800	\$ 308.26
037 I002403	15	BROWN ST	10:CONDOMINIUMS	LANGDON DARBY TRUSTEE	\$ 554,900	\$ 316.29
037 I002404	15	BROWN ST	10:CONDOMINIUMS	RICCI MICHAEL &	\$ 536,600	\$ 305.86
037 I002405	15	BROWN ST	10:CONDOMINIUMS	MARCUS PETER H TRUSTEE &	\$ 479,900	\$ 273.54
037 I002406	15	BROWN ST	10:CONDOMINIUMS	SANTORO DAVID M	\$ 506,400	\$ 288.65
037 I003001	482	CONGRESS ST	21:RETAIL SERVICES	CENTER CONGRESS LLC	\$ 5,677,800	\$ 3,236.35
037 I004001	480	CONGRESS ST	22:OFFICE BUSINESS	ASHBY TEAM LLC	\$ 1,507,900	\$ 859.50
037 I005001	486	CONGRESS ST	27:MULTI-USE COMMERCIAL	BARTHE DONNA	\$ 607,700	\$ 346.39
037 I00701A	11	BROWN ST	20:COMMERCIAL CONDOS	PHELPS CRAIG REAL	\$ 806,200	\$ 459.53
037 I00702A	9	BROWN ST	10:CONDOMINIUMS	HARRISON SYDNEY	\$ 391,800	\$ 223.33
037 I00702B	9	BROWN ST	10:CONDOMINIUMS	BUKER MAILE E	\$ 514,100	\$ 293.04
037 I00703A	9	BROWN ST	10:CONDOMINIUMS	ZELENER YAN &	\$ 652,100	\$ 371.70
037 I00704A	9	BROWN ST	10:CONDOMINIUMS	THORNDIKE WILLIAM N JR &	\$ 841,700	\$ 479.77
037 I009001	59	FREE ST	25:PARKING LOTS	JBG & H ASSOCIATES	\$ 887,700	\$ 505.99
037 I012001	104	CENTER ST	25:PARKING LOTS	CENTER CONGRESS LLC	\$ 734,300	\$ 418.55
038 A001001	10	FREE ST	20:COMMERCIAL CONDOS	JBG&H ASSOCIATES	\$ 4,140,500	\$ 2,360.09
038 A001002	10	FREE ST	20:COMMERCIAL CONDOS	BROWN J B & SONS	\$ 2,150,300	\$ 1,225.67
038 A005001	22	FREE ST	22:OFFICE BUSINESS	BROWN J B & SONS	\$ 4,293,000	\$ 2,447.01
038 B001001	1	PORTLAND SQ	20:COMMERCIAL CONDOS	NORTH RIVER IV LLC	\$ 37,155,400	\$ 21,178.58
038 B001007	1	PORTLAND SQ	20:COMMERCIAL CONDOS	PS ONE REALTY LLC	\$ 18,566,400	\$ 10,582.85
038 B002001	2	PORTLAND SQ	22:OFFICE BUSINESS	NORTH RIVER IV LLC	\$ 40,239,000	\$ 22,936.23
038 B003001	481	FORE ST	25:PARKING LOTS	NORTH RIVER IV LLC	\$ 7,209,400	\$ 4,109.36
038 C008001	28	COTTON ST	56:GOVERNMENTAL	CITY OF PORTLAND	\$ -	\$ -
038 C009001	24	COTTON ST	25:PARKING LOTS	CASCO VIEW HOLDINGS III LLC	\$ 1,459,000	\$ 831.63
038 C012001	8	COTTON ST	27:MULTI-USE COMMERCIAL	CASCO VIEW HOLDINGS III LLC	\$ 2,630,900	\$ 1,499.61
038 C030001	59	CENTER ST	21:RETAIL SERVICES	CASCO VIEW HOLDINGS III LLC	\$ 687,200	\$ 391.70
038 D015001	82	FREE ST	56:GOVERNMENTAL	CUMBERLAND COUNTY MAINE	\$ -	\$ -
038 E009105	70	CENTER ST	20:COMMERCIAL CONDOS	MITCHELL JOHN D	\$ 375,000	\$ 213.75
038 E009106	70	CENTER ST	20:COMMERCIAL CONDOS	APPLE REAL ESTATE	\$ 342,900	\$ 195.45
038 E009204	70	CENTER ST	20:COMMERCIAL CONDOS	F & H REALTY PARTNERSHIP	\$ 372,300	\$ 212.21
038 E009205	70	CENTER ST	20:COMMERCIAL CONDOS	F & H REALTY PARTNERSHIP	\$ 387,000	\$ 220.59
038 E009304	70	CENTER ST	20:COMMERCIAL CONDOS	EAST COAST CONSTRUCTION AND	\$ 390,100	\$ 222.36
038 E009305	70	CENTER ST	20:COMMERCIAL CONDOS	MCKERSIE FAMILY LLC	\$ 388,200	\$ 221.27
038 E009401	70	CENTER ST	20:COMMERCIAL CONDOS	ALDER RUN DEVELOPMENT	\$ 673,900	\$ 384.12

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
038 E009G07	70	CENTER ST	20:COMMERCIAL CONDOS	70 CENTER STREET BASEMENT LLC	\$ 353,800	\$ 201.67
038 E009G08	70	CENTER ST	20:COMMERCIAL CONDOS	MAINE BUSINESS SERVICES INC	\$ 347,600	\$ 198.13
038 E010001	17	SOUTH ST	20:COMMERCIAL CONDOS	LEVINE ROBERT A &	\$ 228,900	\$ 130.47
038 E010002	17	SOUTH ST	20:COMMERCIAL CONDOS	SOUTH STREET PARTNERS 2 LLC	\$ 228,900	\$ 130.47
038 E010003	17	SOUTH ST	20:COMMERCIAL CONDOS	PRESTIGE WORLD-WIDE	\$ 371,200	\$ 211.58
038 E012001	52	CENTER ST	21:RETAIL SERVICES	PICTURE ISLAND INC	\$ 683,300	\$ 389.48
038 E019001	1	PLEASANT ST	21:RETAIL SERVICES	RSP PLEASANT LLC	\$ 1,669,000	\$ 951.33
038 E020001	7	PLEASANT ST	27:MULTI-USE COMMERCIAL	7-19 PLEASANT STREET LLC	\$ 783,100	\$ 446.37
038 E021001	9	PLEASANT ST	25:PARKING LOTS	7-19 PLEASANT STREET LLC	\$ 156,800	\$ 89.38
038 E022001	9	PLEASANT ST	25:PARKING LOTS	7-19 PLEASANT STREET LLC	\$ 22,800	\$ 13.00
038 E023001	15	PLEASANT ST	27:MULTI-USE COMMERCIAL	7-19 PLEASANT STREET LLC	\$ 1,506,700	\$ 858.82
038 E024001	21	PLEASANT ST	27:MULTI-USE COMMERCIAL	ANADILYA PROPERTIES LLC	\$ 1,190,500	\$ 678.59
038 E025001	11	SOUTH ST	13:THREE FAMILY	AMORY JONATHAN &	\$ 858,500	\$ 489.35
038 E026001	9	SOUTH ST	12:TWO FAMILY	HANSON ANJA-BRITT &	\$ 831,800	\$ 474.13
038 E027001	5	SOUTH ST	27:MULTI-USE COMMERCIAL	FIVE SOUTH STREET LLC	\$ 729,000	\$ 415.53
038 E029001	19	SOUTH ST	27:MULTI-USE COMMERCIAL	19 SOUTH STREET DEVELOPMENT LLC	\$ 1,535,200	\$ 875.06
038 E030001	58	CENTER ST	25:PARKING LOTS	STEELE DANIEL L	\$ 984,700	\$ 561.28
038 F004001	241	COMMERCIAL ST	24:WHOLESALE	SLM PROPERTIES INC	\$ 3,049,400	\$ 1,738.16
038 F006001	245	COMMERCIAL ST	22:OFFICE BUSINESS	CASCO VIEW HOLDINGS LLC	\$ 6,931,500	\$ 3,950.96
038 F008001	470	FORE ST	22:OFFICE BUSINESS	DICTAR ASSOCIATES II	\$ 2,958,500	\$ 1,686.35
038 F009001	468	FORE ST	23:HOTEL & MOTEL	HARBOR PLAZA ASSOCIATES II	\$ 26,021,600	\$ 14,832.31
038 F009002	468	FORE ST	22:OFFICE BUSINESS	DICTAR ASSOCIATES II	\$ 5,400,000	\$ 3,078.00
038 F019001	19	CROSS ST	22:OFFICE BUSINESS	CASCO VIEW HOLDINGS II LLC	\$ 8,755,900	\$ 4,990.86
038 G001001	486	FORE ST	25:PARKING LOTS	NORTH RIVER IV LLC	\$ 5,877,200	\$ 3,350.00
038 G00202A	269	COMMERCIAL ST	10:CONDOMINIUMS	GOSSELIN EUGENE D &	\$ 244,100	\$ 139.14
038 G00202B	269	COMMERCIAL ST	10:CONDOMINIUMS	POE MAXWELL	\$ 248,200	\$ 141.47
038 G00202C	269	COMMERCIAL ST	10:CONDOMINIUMS	SCHNEIDER PAUL	\$ 244,500	\$ 139.37
038 G00202D	269	COMMERCIAL ST	10:CONDOMINIUMS	CUMMING JEAN S &	\$ 258,400	\$ 147.29
038 G00202E	269	COMMERCIAL ST	10:CONDOMINIUMS	DEVILLIER JACQUES K	\$ 227,100	\$ 129.45
038 G00202F	269	COMMERCIAL ST	10:CONDOMINIUMS	MCKENZIE ANNE-MARIE &	\$ 265,000	\$ 151.05
038 G00203A	269	COMMERCIAL ST	10:CONDOMINIUMS	ALBEE PETER J	\$ 253,600	\$ 144.55
038 G00203B	269	COMMERCIAL ST	10:CONDOMINIUMS	RICE LEE P	\$ 241,900	\$ 137.88
038 G00203C	269	COMMERCIAL ST	10:CONDOMINIUMS	NORCHI CHARLES H	\$ 271,100	\$ 154.53
038 G00203D	269	COMMERCIAL ST	10:CONDOMINIUMS	HUDON WILFRED R	\$ 252,700	\$ 144.04
038 G00203E	269	COMMERCIAL ST	10:CONDOMINIUMS	CONKLIN HENRY C	\$ 254,900	\$ 145.29
038 G00203F	269	COMMERCIAL ST	10:CONDOMINIUMS	TUCKER HAROLD W III	\$ 258,700	\$ 147.46
038 G00204A	269	COMMERCIAL ST	10:CONDOMINIUMS	SERNOFFSKY SUSAN	\$ 229,000	\$ 130.53

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
038 G00204B	269	COMMERCIAL ST	10:CONDOMINIUMS	269 COMMERCIAL LLC	\$ 268,800	\$ 153.22
038 G00204C	269	COMMERCIAL ST	10:CONDOMINIUMS	VANTAGE RETIREMENT PLANS LLC	\$ 336,800	\$ 191.98
038 G00204D	269	COMMERCIAL ST	10:CONDOMINIUMS	KIMBLE ELLEN SUE	\$ 230,800	\$ 131.56
038 G00204E	269	COMMERCIAL ST	10:CONDOMINIUMS	LOWRY KATE	\$ 255,200	\$ 145.46
038 G00204F	269	COMMERCIAL ST	10:CONDOMINIUMS	WONG ROCKET &	\$ 266,900	\$ 152.13
038 G00205A	269	COMMERCIAL ST	10:CONDOMINIUMS	BERG ERIC O JR TRUSTEE	\$ 285,600	\$ 162.79
038 G00205B	269	COMMERCIAL ST	10:CONDOMINIUMS	TARBOX JEFFERY H	\$ 309,700	\$ 176.53
038 G00205C	269	COMMERCIAL ST	10:CONDOMINIUMS	CALDWELL ROBERT A	\$ 277,100	\$ 157.95
038 G00205D	269	COMMERCIAL ST	10:CONDOMINIUMS	MUEHLE BRENNAL	\$ 315,800	\$ 180.01
038 G00205E	269	COMMERCIAL ST	10:CONDOMINIUMS	FLAHERTY CHRISTOPHER F	\$ 308,500	\$ 175.85
038 G00205F	269	COMMERCIAL ST	10:CONDOMINIUMS	FOSTER ANTHONY W	\$ 269,500	\$ 153.62
038 G002267	269	COMMERCIAL ST	20:COMMERCIAL CONDOS	TEEDUCFRATAY LLC	\$ 659,300	\$ 375.80
038 G002271	269	COMMERCIAL ST	20:COMMERCIAL CONDOS	JKC LLC	\$ 604,700	\$ 344.68
038 G005001	9	CENTER ST	23:HOTEL & MOTEL	FATHOM CC LLC	\$ 26,552,400	\$ 15,134.87
038 I001001	28	FREE ST	27:MULTI-USE COMMERCIAL	40 FREE LLC	\$ 10,009,400	\$ 5,705.36
038 I003001	15	SPRING ST	25:PARKING LOTS	BROWN J B & SONS	\$ 1,783,900	\$ 1,016.82
038 I018001	46	FREE ST	21:RETAIL SERVICES	BROWN J B & SONS	\$ 4,542,400	\$ 2,589.17
039 A001001	626	CONGRESS ST	21:RETAIL SERVICES	PARK WONBAE &	\$ 1,844,400	\$ 1,051.31
039 A002001	622	CONGRESS ST	21:RETAIL SERVICES	WAYNE ENTERPRISES LLC	\$ 2,298,400	\$ 1,310.09
039 A005001	616	CONGRESS ST	21:RETAIL SERVICES	614 CONGRESS STREET LLC	\$ 2,113,000	\$ 1,204.41
039 A006001	143	PARK ST	25:PARKING LOTS	614 CONGRESS STREET LLC	\$ 154,500	\$ 88.07
039 A007001	612	CONGRESS ST	25:PARKING LOTS	RICE GEOFFREY I	\$ 108,100	\$ 61.62
039 A008001	610	CONGRESS ST	21:RETAIL SERVICES	19 SOUTH STREET LLC	\$ 735,600	\$ 419.29
039 A009001	608	CONGRESS ST	21:RETAIL SERVICES	19 SOUTH STREET LLC	\$ 732,400	\$ 417.47
039 A010001	606	CONGRESS ST	21:RETAIL SERVICES	602 CONGRESS LLC	\$ 623,100	\$ 355.17
039 A011001	141	PARK ST	25:PARKING LOTS	WAYNE ENTERPRISES LLC	\$ 272,800	\$ 155.50
039 A013001	600	CONGRESS ST	22:OFFICE BUSINESS	602 CONGRESS LLC	\$ 2,909,500	\$ 1,658.42
039 A016001	122	HIGH ST	40:VACANT LAND	TEGNA EAST COAST	\$ 139,100	\$ 79.29
039 A016002	122	HIGH ST	25:PARKING LOTS	PACIFIC AND SOUTHERN LLC	\$ 1,349,600	\$ 769.27
039 A017001	128	HIGH ST	22:OFFICE BUSINESS	TEGNA EAST COAST	\$ 4,173,000	\$ 2,378.61
039 A027001	116	HIGH ST	26:PRIVATE CLUBS	CUMBERLAND CLUB	\$ 3,745,400	\$ 2,134.88
039 A028001	135	SPRING ST	04:BED & BREAKFAST	THE WREN LLC	\$ 1,202,000	\$ 685.14
039 A029001	133	SPRING ST	27:MULTI-USE COMMERCIAL	STADLER CECILE	\$ 652,000	\$ 371.64
039 A030001	131	SPRING ST	27:MULTI-USE COMMERCIAL	NOUVEAU-NE LLC	\$ 570,600	\$ 325.24
039 A031001	129	SPRING ST	27:MULTI-USE COMMERCIAL	129 SPRING STREET LLC	\$ 678,900	\$ 386.97
039 A032001	127	SPRING ST	25:PARKING LOTS	CUMBERLAND CLUB	\$ 325,600	\$ 185.59
039 A035001	110	HIGH ST	27:MULTI-USE COMMERCIAL	SOUTH 504 LLC	\$ 578,700	\$ 329.86

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
039 A037001	106	HIGH ST	21:RETAIL SERVICES	M2BM LLC	\$ 1,041,200	\$ 593.48
039 A038001	612	CONGRESS ST	21:RETAIL SERVICES	BLUE BAY LLC	\$ 768,500	\$ 438.05
039 B001001	97	SPRING ST	55:LITERARY & SCIENTIFIC	PORTLAND MUSEUM OF ART	\$ -	\$ -
039 B003001	142	FREE ST	55:LITERARY & SCIENTIFIC	PORTLAND MUSEUM OF ART	\$ -	\$ -
039 B004001	130	FREE ST	25:PARKING LOTS	MAINEHEALTH	\$ 1,447,600	\$ 825.13
039 B007001	128	FREE ST	21:RETAIL SERVICES	MAINEHEALTH	\$ 590,200	\$ 336.41
039 B008001	120	FREE ST	25:PARKING LOTS	MAINEHEALTH	\$ 1,145,200	\$ 652.76
039 B011001	44	OAK ST	20:COMMERCIAL CONDOS	EVERYTHING LLC	\$ 921,200	\$ 525.08
039 B011002	44	OAK ST	20:COMMERCIAL CONDOS	EVERYTHING LLC	\$ 478,600	\$ 272.80
039 B011003	44	OAK ST	20:COMMERCIAL CONDOS	CLOUD SKY LLC	\$ 486,900	\$ 277.53
039 B011004	44	OAK ST	10:CONDOMINIUMS	KEON MICHAEL P	\$ 1,030,400	\$ 587.33
039 B013001	148	FREE ST	55:LITERARY & SCIENTIFIC	PORTLAND MUSEUM OF ART	\$ -	\$ -
039 B015001	87	SPRING ST	55:LITERARY & SCIENTIFIC	PORTLAND MUSEUM OF ART	\$ -	\$ -
039 C001002	110	FREE ST	54:BENEVOLENT & CHARITABLE	MAINEHEALTH	\$ -	\$ -
039 C00101A	110	FREE ST	54:BENEVOLENT & CHARITABLE	MAINEHEALTH	\$ -	\$ -
039 C00101B	110	FREE ST	20:COMMERCIAL CONDOS	MAINEHEALTH	\$ 1,428,700	\$ 814.36
039 C00101C	110	FREE ST	20:COMMERCIAL CONDOS	MAINEHEALTH	\$ 2,019,400	\$ 1,151.06
039 C0010GB	110	FREE ST	54:BENEVOLENT & CHARITABLE	MAINEHEALTH	\$ -	\$ -
039 C0010GC	110	FREE ST	54:BENEVOLENT & CHARITABLE	MAINEHEALTH	\$ -	\$ -
039 C001301	110	FREE ST	54:BENEVOLENT & CHARITABLE	MAINEHEALTH	\$ -	\$ -
039 C001302	110	FREE ST	54:BENEVOLENT & CHARITABLE	MAINEHEALTH	\$ -	\$ -
039 C001GA1	110	FREE ST	54:BENEVOLENT & CHARITABLE	MAINEHEALTH	\$ -	\$ -
039 C001GA2	110	FREE ST	54:BENEVOLENT & CHARITABLE	MAINEHEALTH	\$ -	\$ -
039 C002001	0	FREE ST	56:GOVERNMENTAL	CITY OF PORTLAND	\$ -	\$ -
039 D005001	98	HIGH ST	56:GOVERNMENTAL	CITY OF PORTLAND	\$ -	\$ -
039 E001001	94	SPRING ST ARTERIAL	56:GOVERNMENTAL	CITY OF PORTLAND	\$ -	\$ -
039 E008001	93	HIGH ST	22:OFFICE BUSINESS	GREATER PORTLAND	\$ 1,092,900	\$ 622.95
039 E009001	87	HIGH ST	54:BENEVOLENT & CHARITABLE	ST ELIZABETH'S ROMAN	\$ -	\$ -
039 E010001	88	SPRING ST	23:HOTEL & MOTEL	LAFAYETTE PORTLAND LLC	\$ 32,201,300	\$ 18,354.74
039 F001001	40	SPRING ST ARTERIAL	25:PARKING LOTS	LAFAYETTE PORTLAND LLC	\$ 8,700,000	\$ 4,959.00
039 F013001	59	PLEASANT ST	32:WAREHOUSE & STORAGE	BAKERY LIMITED LIABILITY CO	\$ 2,121,300	\$ 1,209.14
039 F017001	22	SOUTH ST	12:TWO FAMILY	LOMBARDI BRIAN D	\$ 592,400	\$ 337.67
039 F018001	20	SOUTH ST	12:TWO FAMILY	SCHMIDT REMINGTON O	\$ 415,900	\$ 237.06
039 F019001	18	SOUTH ST	11:SINGLE FAMILY	LEWIS CLARENCE MICHAEL &	\$ 619,300	\$ 353.00
039 F020001	14	SOUTH ST	12:TWO FAMILY	MCLAUGHLIN KATHERINE A TRUSTEE	\$ 619,900	\$ 353.34
039 F021001	10	SOUTH ST	25:PARKING LOTS	BROWN J B & SONS	\$ 27,500	\$ 15.68
039 F022001	37	PLEASANT ST	10:CONDOMINIUMS	SERAICHICK SUSAN &	\$ 337,100	\$ 192.15

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
039 F022002	37	PLEASANT ST	10:CONDOMINIUMS	WEATHERFORD CLAUDINE &	\$ 334,700	\$ 190.78
039 F022003	37	PLEASANT ST	10:CONDOMINIUMS	WATSON MICHAEL P &	\$ 337,100	\$ 192.15
039 F022004	37	PLEASANT ST	10:CONDOMINIUMS	HOLT MYRA FUJIMOTO TRUSTEE	\$ 334,700	\$ 190.78
039 F022005	37	PLEASANT ST	10:CONDOMINIUMS	COMEAU PETER W &	\$ 337,100	\$ 192.15
039 F022006	37	PLEASANT ST	10:CONDOMINIUMS	HAAS JOHN E &	\$ 334,700	\$ 190.78
039 F023001	35	PLEASANT ST	20:COMMERCIAL CONDOS	35 PLEASANT ST LLC	\$ 299,500	\$ 170.72
039 F023002	35	PLEASANT ST	10:CONDOMINIUMS	REITER LAUREN J &	\$ 801,300	\$ 456.74
039 F025001	24	SOUTH ST	58:LAND BANKS	CITY OF PORTLAND	\$ -	\$ -
039 F026001	22	SOUTH ST	40:VACANT LAND	LOMBARDI DEBRA &	\$ 70,100	\$ 39.96
040 A001001	79	HIGH ST	16:11 TO 20 FAMILY	AVESTA INGRAHAM HOUSE LLC	\$ 1,039,300	\$ 592.40
040 A002001	98	PLEASANT ST	14:FOUR FAMILY	O'SULLIVAN PATRICIA &	\$ 905,200	\$ 515.96
040 A003001	92	PLEASANT ST	12:TWO FAMILY	CROTEAU COLLEEN O &	\$ 725,400	\$ 413.48
040 A004001	88	PLEASANT ST	15:5 TO 10 FAMILY	C M SCRIBNER & CO LIMITED	\$ 1,366,900	\$ 779.13
040 A005001	76	PLEASANT ST	25:PARKING LOTS	LAFAYETTE PORTLAND LLC	\$ 423,200	\$ 241.22
040 A008001	74	PLEASANT ST	25:PARKING LOTS	BROWN J B & SONS	\$ 100,900	\$ 57.51
040 A009001	68	PLEASANT ST	14:FOUR FAMILY	SCHWARTZ DONNA L	\$ 915,400	\$ 521.78
040 A010001	54	MAPLE ST	27:MULTI-USE COMMERCIAL	AXE CAP LLC	\$ 558,200	\$ 318.17
040 A011001	67	HIGH ST	11:SINGLE FAMILY	SCHAIR ANNEMIEKE	\$ 732,600	\$ 417.58
040 A013001	53	DANFORTH ST	17:21 PLUS FAMILY	53 DANFORTH STREET LP	\$ 5,255,000	\$ 2,995.35
040 A014001	52	MAPLE ST	11:SINGLE FAMILY	ADLER BRENT	\$ 514,400	\$ 293.21
040 A015001	65	HIGH ST	15:5 TO 10 FAMILY	BRICKLIGHT PROPERTIES LLC	\$ 1,107,600	\$ 631.33
040 A016001	81	DANFORTH ST	17:21 PLUS FAMILY	DANFORTH ON HIGH LP	\$ 3,379,900	\$ 1,926.54
040 A017001	77	DANFORTH ST	15:5 TO 10 FAMILY	EAST DANFORTH LLC	\$ 1,044,300	\$ 595.25
040 A018001	75	DANFORTH ST	15:5 TO 10 FAMILY	EAST DANFORTH LLC	\$ 987,300	\$ 562.76
040 A019001	71	DANFORTH ST	15:5 TO 10 FAMILY	EAST DANFORTH LLC	\$ 1,230,300	\$ 701.27
040 A022001	67	DANFORTH ST	15:5 TO 10 FAMILY	EAST DANFORTH LLC	\$ 1,101,400	\$ 627.80
040 A024001	63	DANFORTH ST	15:5 TO 10 FAMILY	EAST DANFORTH LLC	\$ 721,000	\$ 410.97
040 A027001	50	MAPLE ST	11:SINGLE FAMILY	BRIGHAM JORDAN &	\$ 598,000	\$ 340.86
040 A028001	46	MAPLE ST	25:PARKING LOTS	BROWN J B & SONS	\$ 96,100	\$ 54.78
040 A030001	69	HIGH ST	16:11 TO 20 FAMILY	BRICKLIGHT PROPERTIES LLC	\$ 1,301,300	\$ 741.74
040 B001001	55	MAPLE ST	25:PARKING LOTS	BAKERY LIMITED LIABILITY CO	\$ 119,200	\$ 67.94
040 B002001	58	PLEASANT ST	25:PARKING LOTS	BROWN J B & SONS	\$ 89,200	\$ 50.84
040 B003001	54	PLEASANT ST	13:THREE FAMILY	JR SAPPERSTEIN HOLDINGS LLC	\$ 795,000	\$ 453.15
040 B004001	44	PLEASANT ST	27:MULTI-USE COMMERCIAL	44 PLEASANT STREET LLC	\$ 1,528,400	\$ 871.19
040 B006001	40	PLEASANT ST	11:SINGLE FAMILY	SPERRY ELISABETH &	\$ 972,600	\$ 554.38
040 B007001	23	DANFORTH ST	27:MULTI-USE COMMERCIAL	SCHWARTZ DONNA L	\$ 682,100	\$ 388.80
040 B008001	32	PLEASANT ST	22:OFFICE BUSINESS	32 PLEASANT STREET LLC	\$ 418,100	\$ 238.32

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
040 B009001	30	PLEASANT ST	10:CONDOMINIUMS	LEVANDOSKI THERESE M	\$ 312,000	\$ 177.84
040 B009002	30	PLEASANT ST	10:CONDOMINIUMS	HANSON JUNE ANDREA	\$ 325,900	\$ 185.76
040 B009003	30	PLEASANT ST	10:CONDOMINIUMS	HOULE RONALD J &	\$ 400,800	\$ 228.46
040 B010001	20	PLEASANT ST	12:TWO FAMILY	18 PLEASANT STREET ASSOCIATES	\$ 553,300	\$ 315.38
040 B012001	18	PLEASANT ST	22:OFFICE BUSINESS	18 PLEASANT ST ASSOC	\$ 250,500	\$ 142.79
040 B013001	14	PLEASANT ST	11:SINGLE FAMILY	GIOBBI CARLO A JR &	\$ 638,700	\$ 364.06
040 B015001	10	PLEASANT ST	25:PARKING LOTS	GIOBBI CARLO A JR &	\$ 43,100	\$ 24.57
040 B017001	4	PLEASANT ST	21:RETAIL SERVICES	SANTE LLC	\$ 114,300	\$ 65.15
040 B018001	51	MAPLE ST	40:VACANT LAND	BRIGHAM JORDAN &	\$ 16,100	\$ 9.18
040 B020001	35	DANFORTH ST	21:RETAIL SERVICES	TOBEY LINDA W	\$ 689,100	\$ 392.79
040 B021001	33	DANFORTH ST	13:THREE FAMILY	FOX STEPHEN H	\$ 574,600	\$ 327.52
040 B022001	29	DANFORTH ST	40:VACANT LAND	SCHAIR-CARDONA ERICA &	\$ 298,000	\$ 169.86
040 B023001	13	DANFORTH ST	25:PARKING LOTS	WRIGHT-RYAN REAL ESTATE LLC	\$ 200,800	\$ 114.46
040 B028001	1	DANFORTH ST	21:RETAIL SERVICES	SANTE LLC	\$ 652,500	\$ 371.93
040 B032001	45	DANFORTH ST	21:RETAIL SERVICES	CIGRI & DENG PROPERTIES LLC	\$ 506,200	\$ 288.53
040 B033001	56	PLEASANT ST	10:CONDOMINIUMS	SPRAGUE ERIC T	\$ 339,000	\$ 193.23
040 B033002	56	PLEASANT ST	10:CONDOMINIUMS	MARCOUX VANESSA L &	\$ 374,800	\$ 213.64
040 B033003	56	PLEASANT ST	10:CONDOMINIUMS	RUNNING SALLY	\$ 358,300	\$ 204.23
040 C001001	51	HIGH ST	16:11 TO 20 FAMILY	GILLIS PETER J	\$ 1,374,800	\$ 783.64
040 C002001	78	DANFORTH ST	15:5 TO 10 FAMILY	WEST COMPANY	\$ 1,124,800	\$ 641.14
040 C005001	101	YORK ST	20:COMMERCIAL CONDOS	BROWN J B & SONS	\$ 1,586,800	\$ 904.48
040 C005201	25	HIGH ST	10:CONDOMINIUMS	VEALE PATRICK J &	\$ 482,400	\$ 274.97
040 C005202	25	HIGH ST	10:CONDOMINIUMS	ESCHBACH KELLY S &	\$ 340,500	\$ 194.09
040 C005203	25	HIGH ST	10:CONDOMINIUMS	KLEINLERER MICHAL FRED A	\$ 465,200	\$ 265.16
040 C005204	25	HIGH ST	10:CONDOMINIUMS	PARK KYUNG SAM	\$ 389,800	\$ 222.19
040 C005206	25	HIGH ST	10:CONDOMINIUMS	MYSA RENTALS LLC	\$ 341,800	\$ 194.83
040 C005207	25	HIGH ST	10:CONDOMINIUMS	CARRAHER DARIN L	\$ 337,900	\$ 192.60
040 C005208	25	HIGH ST	10:CONDOMINIUMS	LAGHAEI FARID &	\$ 452,200	\$ 257.75
040 C005209	25	HIGH ST	10:CONDOMINIUMS	GATOS PAMELA &	\$ 452,200	\$ 257.75
040 C005210	25	HIGH ST	10:CONDOMINIUMS	239 MADISON AVENUE ASSOCIATES LLC	\$ 458,200	\$ 261.17
040 C005211	25	HIGH ST	10:CONDOMINIUMS	LIEBERMAN KYLE A ETAL JTS	\$ 457,300	\$ 260.66
040 C005212	25	HIGH ST	10:CONDOMINIUMS	WEATHERILL CAROLINE AVERY	\$ 432,300	\$ 246.41
040 C005213	25	HIGH ST	10:CONDOMINIUMS	PRICE JASON LLOYD &	\$ 432,300	\$ 246.41
040 C005214	25	HIGH ST	10:CONDOMINIUMS	DIRECTOR STEVEN &	\$ 457,300	\$ 260.66
040 C005215	25	HIGH ST	10:CONDOMINIUMS	CUSHMAN ROBIN MARI TRUSTEE	\$ 512,800	\$ 292.30
040 C005216	25	HIGH ST	10:CONDOMINIUMS	CHADBOURNE DENNIS S	\$ 458,700	\$ 261.46
040 C005301	25	HIGH ST	10:CONDOMINIUMS	LYONS THOMAS W &	\$ 457,400	\$ 260.72

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
040 C005302	25	HIGH ST	10:CONDOMINIUMS	HARROW DAVID	\$ 340,500	\$ 194.09
040 C005303	25	HIGH ST	10:CONDOMINIUMS	SMITH TEALE &	\$ 465,200	\$ 265.16
040 C005304	25	HIGH ST	10:CONDOMINIUMS	BROWN LAUREN HINSON &	\$ 389,800	\$ 222.19
040 C005305	25	HIGH ST	10:CONDOMINIUMS	WRIGHT WILLIAM R &	\$ 471,200	\$ 268.58
040 C005306	25	HIGH ST	10:CONDOMINIUMS	LACOGNATA STUART A	\$ 341,800	\$ 194.83
040 C005307	25	HIGH ST	10:CONDOMINIUMS	GRIFFIN ALEXANDER &	\$ 337,900	\$ 192.60
040 C005308	25	HIGH ST	10:CONDOMINIUMS	MARTINEZ DANIEL M &	\$ 452,200	\$ 257.75
040 C005309	25	HIGH ST	10:CONDOMINIUMS	ADLER SUSAN	\$ 427,200	\$ 243.50
040 C005310	25	HIGH ST	10:CONDOMINIUMS	MORRIS AARON	\$ 433,200	\$ 246.92
040 C005311	25	HIGH ST	10:CONDOMINIUMS	LAMPNER GLENNA H &	\$ 457,300	\$ 260.66
040 C005312	25	HIGH ST	10:CONDOMINIUMS	MCCARTHY SHAUN N &	\$ 457,300	\$ 260.66
040 C005313	25	HIGH ST	10:CONDOMINIUMS	GRIDLEY GUY G	\$ 457,300	\$ 260.66
040 C005314	25	HIGH ST	10:CONDOMINIUMS	MAHMOUD AMMAR	\$ 457,300	\$ 260.66
040 C005315	25	HIGH ST	10:CONDOMINIUMS	MARICHEL LLC	\$ 537,800	\$ 306.55
040 C005316	25	HIGH ST	10:CONDOMINIUMS	MILLER DEREK	\$ 433,700	\$ 247.21
040 C005401	25	HIGH ST	10:CONDOMINIUMS	KEELING MATTHEW R &	\$ 481,600	\$ 274.51
040 C005402	25	HIGH ST	10:CONDOMINIUMS	TAMASHIRO KASEY-KALEI	\$ 357,500	\$ 203.78
040 C005403	25	HIGH ST	10:CONDOMINIUMS	WOON ASHLEY HARDI	\$ 488,400	\$ 278.39
040 C005404	25	HIGH ST	10:CONDOMINIUMS	MORSE KRISTY M	\$ 384,300	\$ 219.05
040 C005405	25	HIGH ST	10:CONDOMINIUMS	CHEUNG PATRICIA K	\$ 494,800	\$ 282.04
040 C005406	25	HIGH ST	10:CONDOMINIUMS	SKACEL LAURA E	\$ 358,900	\$ 204.57
040 C005407	25	HIGH ST	10:CONDOMINIUMS	SHELLEY W KIRBY &	\$ 329,800	\$ 187.99
040 C005408	25	HIGH ST	10:CONDOMINIUMS	WELCH STANLEY E &	\$ 474,800	\$ 270.64
040 C005409	25	HIGH ST	10:CONDOMINIUMS	PIASIO GEOFF B	\$ 474,800	\$ 270.64
040 C005410	25	HIGH ST	10:CONDOMINIUMS	SADLER CLIFFORD H &	\$ 456,100	\$ 259.98
040 C005411	25	HIGH ST	10:CONDOMINIUMS	SCHAFER MORGAN &	\$ 480,200	\$ 273.71
040 C005412	25	HIGH ST	10:CONDOMINIUMS	KRONENBERG MARIANNE L &	\$ 480,200	\$ 273.71
040 C005413	25	HIGH ST	10:CONDOMINIUMS	DORNEMAN PENELOPE LEE &	\$ 480,200	\$ 273.71
040 C005414	25	HIGH ST	10:CONDOMINIUMS	BARNETT THOMAS R &	\$ 480,200	\$ 273.71
040 C005415	25	HIGH ST	10:CONDOMINIUMS	MUNDHENK THOMAS &	\$ 539,700	\$ 307.63
040 C005416	25	HIGH ST	10:CONDOMINIUMS	ROSS NATHAN T &	\$ 481,600	\$ 274.51
040 C005501	25	HIGH ST	10:CONDOMINIUMS	CHANG BENNY &	\$ 554,800	\$ 316.24
040 C005502	25	HIGH ST	10:CONDOMINIUMS	JOHNSTON EDWARD R &	\$ 391,500	\$ 223.16
040 C005503	25	HIGH ST	10:CONDOMINIUMS	HARK ROBERT S &	\$ 509,900	\$ 290.64
040 C005504	25	HIGH ST	10:CONDOMINIUMS	FREEDMAN PAUL R TRUSTEE	\$ 448,300	\$ 255.53
040 C005505	25	HIGH ST	10:CONDOMINIUMS	JOHNSON THOMAS	\$ 516,900	\$ 294.63
040 C005506	25	HIGH ST	10:CONDOMINIUMS	MARSDEN DAVID &	\$ 393,000	\$ 224.01

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
040 C005507	25	HIGH ST	10:CONDOMINIUMS	LADAN LUKA	\$ 388,500	\$ 221.45
040 C005508	25	HIGH ST	10:CONDOMINIUMS	CARTER DONALD D JR &	\$ 495,000	\$ 282.15
040 C005509	25	HIGH ST	10:CONDOMINIUMS	GALLUZZO DONNA &	\$ 520,000	\$ 296.40
040 C005510	25	HIGH ST	10:CONDOMINIUMS	LARLEE BRENT A &	\$ 527,000	\$ 300.39
040 C005511	25	HIGH ST	10:CONDOMINIUMS	OSTERGAARD LLC	\$ 526,000	\$ 299.82
040 C005512	25	HIGH ST	10:CONDOMINIUMS	DANIELSEN KERRY E	\$ 526,000	\$ 299.82
040 C005513	25	HIGH ST	10:CONDOMINIUMS	CONRAD ERIC &	\$ 526,000	\$ 299.82
040 C005514	25	HIGH ST	10:CONDOMINIUMS	SHAW DAVID E &	\$ 526,000	\$ 299.82
040 C005515	25	HIGH ST	10:CONDOMINIUMS	PARK MIRI	\$ 618,500	\$ 352.55
040 C005516	25	HIGH ST	10:CONDOMINIUMS	STEWART ROBERT W TRUSTEE	\$ 527,500	\$ 300.68
040 C009001	50	DANFORTH ST	31:MANUFACTURING	BROWN J B & SONS	\$ 1,234,700	\$ 703.78
040 C014001	41	HIGH ST	14:FOUR FAMILY	SACRE LINDA &	\$ 675,000	\$ 384.75
040 C015001	37	HIGH ST	10:CONDOMINIUMS	CORRALES ANNAMARIE &	\$ 272,600	\$ 155.38
040 C015002	37	HIGH ST	10:CONDOMINIUMS	SOLSTICE INVESTMENTS LLC	\$ 161,200	\$ 91.88
040 C015003	37	HIGH ST	10:CONDOMINIUMS	BAILLARGEON CHARLES C	\$ 312,400	\$ 178.07
040 C015004	37	HIGH ST	10:CONDOMINIUMS	THIS THYME AROUND LLC	\$ 216,900	\$ 123.63
040 C016001	31	HIGH ST	12:TWO FAMILY	BERNOTAVICZ JARAD	\$ 606,400	\$ 345.65
040 C021001	27	HIGH ST	27:MULTI-USE COMMERCIAL	BROWN J B & SONS	\$ 6,330,000	\$ 3,608.10
040 C026001	75	YORK ST	24:WHOLESALE	75 YORK STREET LLC	\$ 1,328,500	\$ 757.25
040 C030001	53	YORK ST	21:RETAIL SERVICES	CASTINE 53 LLC	\$ 2,133,900	\$ 1,216.32
040 D001001	20	DANFORTH ST	22:OFFICE BUSINESS	BROWN J B & SONS	\$ 6,121,100	\$ 3,489.03
040 D002001	10	DANFORTH ST	22:OFFICE BUSINESS	WRIGHT-RYAN REAL ESTATE LLC	\$ 1,667,900	\$ 950.70
040 E001001	40	YORK ST	25:PARKING LOTS	BROWN J B & SONS	\$ 1,176,500	\$ 670.61
040 E003001	311	COMMERCIAL ST	10:CONDOMINIUMS	SAMBATAKOS JOHN P &	\$ 537,700	\$ 306.49
040 E003002	311	COMMERCIAL ST	10:CONDOMINIUMS	HIGONNET CAMILLE	\$ 437,900	\$ 249.60
040 E003003	311	COMMERCIAL ST	10:CONDOMINIUMS	WOODS MARY A &	\$ 372,500	\$ 212.33
040 E003004	311	COMMERCIAL ST	10:CONDOMINIUMS	LEVIN-MARTIN MINDY F &	\$ 541,200	\$ 308.48
040 E003005	311	COMMERCIAL ST	10:CONDOMINIUMS	TAYLOR-CHIARELLO ROBIN	\$ 593,500	\$ 338.30
040 E003006	311	COMMERCIAL ST	10:CONDOMINIUMS	DODGE MEREDITH A &	\$ 532,300	\$ 303.41
040 E003007	311	COMMERCIAL ST	10:CONDOMINIUMS	KRUITHOFF CATHERINE H &	\$ 389,200	\$ 221.84
040 E003008	311	COMMERCIAL ST	10:CONDOMINIUMS	DODGE MEREDITH A &	\$ 453,300	\$ 258.38
040 E003009	311	COMMERCIAL ST	10:CONDOMINIUMS	KROON THOMAS J &	\$ 472,000	\$ 269.04
040 E00300H	311	COMMERCIAL ST	20:COMMERCIAL CONDOS	JBB HOSPITALITY I LLC	\$ 31,863,200	\$ 18,162.02
040 E00300R	311	COMMERCIAL ST	20:COMMERCIAL CONDOS	TIQA LEGACY LLC	\$ 1,315,000	\$ 749.55
040 E003010	311	COMMERCIAL ST	10:CONDOMINIUMS	GRIMM KRISTY &	\$ 714,000	\$ 406.98
040 E003011	311	COMMERCIAL ST	10:CONDOMINIUMS	CLANCY PAUL	\$ 498,500	\$ 284.15
040 E003012	311	COMMERCIAL ST	10:CONDOMINIUMS	HOUCK THOMAS K &	\$ 532,300	\$ 303.41

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
040 E003013	311	COMMERCIAL ST	10:CONDOMINIUMS	SNITE DEBORAH	\$ 450,500	\$ 256.79
040 E003014	311	COMMERCIAL ST	10:CONDOMINIUMS	POWER CHRISTOPHER J &	\$ 513,700	\$ 292.81
040 F009001	305	COMMERCIAL ST	27:MULTI-USE COMMERCIAL	BAXTER PLACE LLC	\$ 12,160,000	\$ 6,931.20
040 F011001	14	YORK ST	22:OFFICE BUSINESS	BROWN J B & SONS	\$ 4,195,700	\$ 2,391.55
041 A015001	260	COMMERCIAL ST	24:WHOLESALE	WATERFRONT MAINE BT LLC	\$ 2,270,600	\$ 1,294.24
041 A016001	252	COMMERCIAL ST	22:OFFICE BUSINESS	WATERFRONT MAINE	\$ 22,937,700	\$ 13,074.49
042 A001001	379	COMMERCIAL ST	23:HOTEL & MOTEL	NPCC LLC	\$ 22,288,500	\$ 12,704.45
042 A002140	383	COMMERCIAL ST	20:COMMERCIAL CONDOS	DEERING PROPERTY	\$ 245,400	\$ 139.88
042 A002141	383	COMMERCIAL ST	20:COMMERCIAL CONDOS	DEERING PROPERTY	\$ 128,600	\$ 73.30
042 A002143	383	COMMERCIAL ST	20:COMMERCIAL CONDOS	DEERING PROPERTY	\$ 202,500	\$ 115.43
042 A002144	383	COMMERCIAL ST	20:COMMERCIAL CONDOS	DEERING PROPERTY	\$ 239,500	\$ 136.52
042 A002145	383	COMMERCIAL ST	20:COMMERCIAL CONDOS	DEERING PROPERTY	\$ 85,500	\$ 48.74
042 A002146	383	COMMERCIAL ST	20:COMMERCIAL CONDOS	DEERING PROPERTY	\$ 1,140,000	\$ 649.80
042 A002200	383	COMMERCIAL ST	10:CONDOMINIUMS	BRUCE ELIZABETH B	\$ 595,000	\$ 339.15
042 A002201	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 362,600	\$ 206.68
042 A002202	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 415,600	\$ 236.89
042 A002203	383	COMMERCIAL ST	10:CONDOMINIUMS	ALEXANDER LORI &	\$ 433,700	\$ 247.21
042 A002204	383	COMMERCIAL ST	10:CONDOMINIUMS	YOUNG BRADLEY S &	\$ 458,400	\$ 261.29
042 A002300	383	COMMERCIAL ST	10:CONDOMINIUMS	STINSON MARTHA	\$ 691,800	\$ 394.33
042 A002301	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 739,600	\$ 421.57
042 A002302	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 542,400	\$ 309.17
042 A002303	383	COMMERCIAL ST	10:CONDOMINIUMS	LANE RYAN S	\$ 423,900	\$ 241.62
042 A002304	383	COMMERCIAL ST	10:CONDOMINIUMS	SKELLY ABIGAIL M &	\$ 538,300	\$ 306.83
042 A002305	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 423,900	\$ 241.62
042 A002306	383	COMMERCIAL ST	10:CONDOMINIUMS	LEE FRANK	\$ 395,400	\$ 225.38
042 A002307	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 857,800	\$ 488.95
042 A002308	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 423,400	\$ 241.34
042 A002309	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 621,100	\$ 354.03
042 A002310	383	COMMERCIAL ST	10:CONDOMINIUMS	MUMME YVONNE B &	\$ 562,900	\$ 320.85
042 A002311	383	COMMERCIAL ST	10:CONDOMINIUMS	DIRKMAAT ERIK L &	\$ 837,400	\$ 477.32
042 A002312	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 410,300	\$ 233.87
042 A002313	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 419,700	\$ 239.23
042 A002314	383	COMMERCIAL ST	10:CONDOMINIUMS	DEVLIN ELIZABETH &	\$ 539,400	\$ 307.46
042 A002315	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 431,500	\$ 245.96
042 A002316	383	COMMERCIAL ST	10:CONDOMINIUMS	FECHER RICHARD J &	\$ 537,300	\$ 306.26
042 A002317	383	COMMERCIAL ST	10:CONDOMINIUMS	KENNEDY TODD M	\$ 379,500	\$ 216.32
042 A002318	383	COMMERCIAL ST	10:CONDOMINIUMS	FAVREAU SCOTT A &	\$ 536,900	\$ 306.03

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
042 A002319	383	COMMERCIAL ST	10:CONDOMINIUMS	UZEE JOHN H	\$ 691,400	\$ 394.10
042 A002320	383	COMMERCIAL ST	10:CONDOMINIUMS	KALM HARBOUR LLC	\$ 440,800	\$ 251.26
042 A002321	383	COMMERCIAL ST	10:CONDOMINIUMS	HALLOCK BRADLEY L &	\$ 719,600	\$ 410.17
042 A002400	383	COMMERCIAL ST	10:CONDOMINIUMS	MJECO LLC	\$ 719,100	\$ 409.89
042 A002401	383	COMMERCIAL ST	10:CONDOMINIUMS	COOK RICHARD F JR	\$ 647,800	\$ 369.25
042 A002402	383	COMMERCIAL ST	10:CONDOMINIUMS	CARAMANDO ANTHONY N	\$ 593,000	\$ 338.01
042 A002403	383	COMMERCIAL ST	10:CONDOMINIUMS	TIDD PAULETTE S	\$ 512,800	\$ 292.30
042 A002404	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 574,500	\$ 327.47
042 A002405	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 435,400	\$ 248.18
042 A002406	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 435,400	\$ 248.18
042 A002407	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 911,900	\$ 519.78
042 A002408	383	COMMERCIAL ST	10:CONDOMINIUMS	RUGGLES PATRICIA WELLS	\$ 455,400	\$ 259.58
042 A002409	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 756,800	\$ 431.38
042 A002410	383	COMMERCIAL ST	10:CONDOMINIUMS	HOLMES JOANNE C TRUSTEE	\$ 574,500	\$ 327.47
042 A002411	383	COMMERCIAL ST	10:CONDOMINIUMS	TOPPER DAVID C &	\$ 892,800	\$ 508.90
042 A002412	383	COMMERCIAL ST	10:CONDOMINIUMS	DARBY DOUGLAS M	\$ 485,900	\$ 276.96
042 A002413	383	COMMERCIAL ST	10:CONDOMINIUMS	DERRIEY LIONEL H	\$ 493,300	\$ 281.18
042 A002414	383	COMMERCIAL ST	10:CONDOMINIUMS	NEWMAN SUSANNE HICKS	\$ 716,600	\$ 408.46
042 A002415	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 435,400	\$ 248.18
042 A002416	383	COMMERCIAL ST	10:CONDOMINIUMS	SIMONDS MELISSA G	\$ 599,300	\$ 341.60
042 A002417	383	COMMERCIAL ST	10:CONDOMINIUMS	CEFALO KYLE J	\$ 490,900	\$ 279.81
042 A002419	383	COMMERCIAL ST	10:CONDOMINIUMS	PRATT CAROLYN R	\$ 647,900	\$ 369.30
042 A002420	383	COMMERCIAL ST	10:CONDOMINIUMS	PARK DIANA L &	\$ 1,031,400	\$ 587.90
042 A002421	383	COMMERCIAL ST	10:CONDOMINIUMS	DARBY CORINN A	\$ 783,500	\$ 446.60
042 A002500	383	COMMERCIAL ST	10:CONDOMINIUMS	CHILDRESS JAMES WOODROW &	\$ 786,100	\$ 448.08
042 A002501	383	COMMERCIAL ST	10:CONDOMINIUMS	HARVEY WHITNEY N	\$ 675,000	\$ 384.75
042 A002502	383	COMMERCIAL ST	10:CONDOMINIUMS	BRIKIATIS SYLVIE &	\$ 648,800	\$ 369.82
042 A002503	383	COMMERCIAL ST	10:CONDOMINIUMS	KOZLOWSKI BENJAMIN	\$ 565,400	\$ 322.28
042 A002504	383	COMMERCIAL ST	10:CONDOMINIUMS	GRADY JANET M	\$ 657,400	\$ 374.72
042 A002505	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 493,300	\$ 281.18
042 A002506	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 495,300	\$ 282.32
042 A002507	383	COMMERCIAL ST	10:CONDOMINIUMS	LAFFERTY JEROME S &	\$ 966,000	\$ 550.62
042 A002509	383	COMMERCIAL ST	10:CONDOMINIUMS	NIERMAN MERYL E	\$ 1,158,100	\$ 660.12
042 A002510	383	COMMERCIAL ST	10:CONDOMINIUMS	NGUYEN DOUGLAS	\$ 603,500	\$ 344.00
042 A002511	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 932,300	\$ 531.41
042 A002512	383	COMMERCIAL ST	10:CONDOMINIUMS	COSTANTINO PAUL &	\$ 529,100	\$ 301.59
042 A002513	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 514,900	\$ 293.49

PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
042 A002514	383	COMMERCIAL ST	10:CONDOMINIUMS	GLOVER DAWSON COLEMAN IV	\$ 724,400	\$ 412.91
042 A002515	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 493,300	\$ 281.18
042 A002516	383	COMMERCIAL ST	10:CONDOMINIUMS	RITTENBERG RHONDA L &	\$ 650,900	\$ 371.01
042 A002517	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 512,800	\$ 292.30
042 A002519	383	COMMERCIAL ST	10:CONDOMINIUMS	METZ CHRISTINE MARY &	\$ 716,100	\$ 408.18
042 A002520	383	COMMERCIAL ST	10:CONDOMINIUMS	OTTOLINI MARY C &	\$ 1,121,800	\$ 639.43
042 A002521	383	COMMERCIAL ST	10:CONDOMINIUMS	DAVIN CHRISTOPHER P &	\$ 887,900	\$ 506.10
042 A002600	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 1,327,500	\$ 756.68
042 A002601	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 1,364,300	\$ 777.65
042 A002602	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 719,800	\$ 410.29
042 A002603	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 1,375,500	\$ 784.04
042 A002604	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 911,500	\$ 519.56
042 A002605	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 706,100	\$ 402.48
042 A002606	383	COMMERCIAL ST	10:CONDOMINIUMS	DRIZLIKH NIMROD E	\$ 606,100	\$ 345.48
042 A002607	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 1,080,500	\$ 615.89
042 A002608	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 588,400	\$ 335.39
042 A002609	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 1,519,300	\$ 866.00
042 A002610	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 1,282,500	\$ 731.03
042 A002611	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 2,114,600	\$ 1,205.32
042 A002701	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 2,806,300	\$ 1,599.59
042 A002702	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 2,134,500	\$ 1,216.67
042 A002704	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 1,192,800	\$ 679.90
042 A002705	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 2,140,100	\$ 1,219.86
042 A002706	383	COMMERCIAL ST	10:CONDOMINIUMS	DEERING PROPERTY	\$ 2,754,900	\$ 1,570.29
042 A003001	387	COMMERCIAL ST	21:RETAIL SERVICES	DPD LOT 3 LLC	\$ 846,700	\$ 482.62
042 A007001	54	YORK ST	55:LITERARY & SCIENTIFIC	UNITY COLLEGE	\$ -	\$ -
042 C001110	344	COMMERCIAL ST	55:LITERARY & SCIENTIFIC	GULF OF MAINE PROPERTIES INC	\$ -	\$ -
042 C001120	344	COMMERCIAL ST	55:LITERARY & SCIENTIFIC	GULF OF MAINE PROPERTIES INC	\$ -	\$ -
042 C001130	344	COMMERCIAL ST	20:COMMERCIAL CONDOS	GULF OF MAINE PROPERTIES INC	\$ 239,100	\$ 136.29
042 C00114A	344	COMMERCIAL ST	20:COMMERCIAL CONDOS	GULF OF MAINE PROPERTIES INC	\$ 167,700	\$ 95.59
042 C00114B	344	COMMERCIAL ST	20:COMMERCIAL CONDOS	GULF OF MAINE PROPERTIES INC	\$ 86,500	\$ 49.31
042 C00114C	344	COMMERCIAL ST	20:COMMERCIAL CONDOS	GULF OF MAINE PROPERTIES INC	\$ 41,000	\$ 23.37
042 C00114D	344	COMMERCIAL ST	20:COMMERCIAL CONDOS	GULF OF MAINE PROPERTIES INC	\$ 40,600	\$ 23.14
042 C001150	344	COMMERCIAL ST	55:LITERARY & SCIENTIFIC	GULF OF MAINE PROPERTIES INC	\$ -	\$ -
042 C001160	344	COMMERCIAL ST	20:COMMERCIAL CONDOS	GULF OF MAINE PROPERTIES INC	\$ 38,500	\$ 21.95
042 C001170	344	COMMERCIAL ST	20:COMMERCIAL CONDOS	GULF OF MAINE PROPERTIES INC	\$ 38,200	\$ 21.77
042 C00118A	344	COMMERCIAL ST	20:COMMERCIAL CONDOS	GULF OF MAINE PROPERTIES INC	\$ 60,600	\$ 34.54

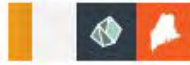
PORTLAND DOWNTOWN DISTRICT PROPERTY LISTING UPDATE FOR FY2022 ASSESSMENTS

PARCEL ID	NUM	STREET	LAND USE CODE	OWN1	NET ASMT	FEE @ .57
042 C00118B	344	COMMERCIAL ST	55:LITERARY & SCIENTIFIC	GULF OF MAINE PROPERTIES INC	\$ -	\$ -
042 C001190	344	COMMERCIAL ST	20:COMMERCIAL CONDOS	GULF OF MAINE PROPERTIES INC	\$ 58,800	\$ 33.52
042 C001210	344	COMMERCIAL ST	55:LITERARY & SCIENTIFIC	GULF OF MAINE PROPERTIES INC	\$ -	\$ -
042 C001310	344	COMMERCIAL ST	55:LITERARY & SCIENTIFIC	GULF OF MAINE PROPERTIES INC	\$ -	\$ -
042 C001320	344	COMMERCIAL ST	55:LITERARY & SCIENTIFIC	GULF OF MAINE PROPERTIES INC	\$ -	\$ -
042 C001330	344	COMMERCIAL ST	55:LITERARY & SCIENTIFIC	GULF OF MAINE PROPERTIES INC	\$ -	\$ -
042 C001CCL	344	COMMERCIAL ST	55:LITERARY & SCIENTIFIC	GULF OF MAINE PROPERTIES INC	\$ -	\$ -
045 A001001	660	CONGRESS ST	27:MULTI-USE COMMERCIAL	A K LONGFELLOW LLC	\$ 578,400	\$ 329.69
045 A002001	656	CONGRESS ST	27:MULTI-USE COMMERCIAL	RICE GEOFFREY I	\$ 2,155,300	\$ 1,228.52
045 A003001	638	CONGRESS ST	27:MULTI-USE COMMERCIAL	638 CONGRESS STREET	\$ 14,389,400	\$ 8,201.96
045 A033001	177	STATE ST	15:5 TO 10 FAMILY	RANS LLC	\$ 968,600	\$ 552.10
045 A034001	664	CONGRESS ST	21:RETAIL SERVICES	RANS LLC	\$ 919,900	\$ 524.34
045 A035001	670	CONGRESS ST	21:RETAIL SERVICES	LONGFELLOW SQUARE	\$ 896,300	\$ 510.89
046 C011001	675	CONGRESS ST	27:MULTI-USE COMMERCIAL	RITA LINDA LLC	\$ 698,500	\$ 398.15
046 C012001	673	CONGRESS ST	21:RETAIL SERVICES	DOUKAS ANDREW J	\$ 342,500	\$ 195.23
046 C013001	671	CONGRESS ST	21:RETAIL SERVICES	DOUKAS ANDREW J &	\$ 342,100	\$ 195.00
046 C019001	667	CONGRESS ST	27:MULTI-USE COMMERCIAL	REDFERN LONGFELLOW LLC	\$ 31,567,000	\$ 17,993.19
046 D008001	15	AVON ST	11:SINGLE FAMILY	WIEDERKEHR RYAN A	\$ 553,300	\$ 315.38
046 D017001	156	HIGH ST	53:RELIGIOUS	WILLISTON-IMMANUEL UNITED CHURCH	\$ -	\$ -
046 D018001	653	CONGRESS ST	21:RETAIL SERVICES	RICE GEOFFREY TRUSTEE	\$ 437,500	\$ 249.38
046 D021001	655	CONGRESS ST	27:MULTI-USE COMMERCIAL	TRELAWNY 657 LLC	\$ 15,967,100	\$ 9,101.25
046 D022001	645	CONGRESS ST	27:MULTI-USE COMMERCIAL	BAYSIDE MAINE LLC	\$ 7,816,700	\$ 4,455.52
046 D026001	633	CONGRESS ST	27:MULTI-USE COMMERCIAL	BURNHAM ARMS LLC	\$ 5,907,100	\$ 3,367.05
046 D027001	629	CONGRESS ST	40:VACANT LAND	BURNHAM ARMS ANNEX LLC	\$ 301,800	\$ 172.03
046 D028001	625	CONGRESS ST	21:RETAIL SERVICES	BURNHAM ARMS ANNEX LLC	\$ 568,500	\$ 324.05
046 D029001	619	CONGRESS ST	22:OFFICE BUSINESS	BAXTER BUILDING LLC	\$ 5,069,200	\$ 2,889.44
046 D031001	142	HIGH ST	22:OFFICE BUSINESS	CROSTONE PORTLAND LLC	\$ 5,438,500	\$ 3,099.95
055 E037001	190	STATE ST	27:MULTI-USE COMMERCIAL	HUCKSTER'S ROW PROPERTIES LLC	\$ 1,208,900	\$ 689.07
055 E039001	188	STATE ST	27:MULTI-USE COMMERCIAL	LONGFELLOW SQUARE	\$ 1,701,600	\$ 969.91
444 A001001	54	COMMERCIAL ST	56:GOVERNMENTAL	CITY OF PORTLAND	\$ -	\$ -
444 A00500A	46	COMMERCIAL ST	56:GOVERNMENTAL	CITY OF PORTLAND	\$ -	\$ -
444 A00500B	46	COMMERCIAL ST	20:COMMERCIAL CONDOS	CASCO BAY MHR LLC	\$ 6,240,000	\$ 3,556.80
444 A011001	54	COMMERCIAL ST	58:LAND BANKS	CITY OF PORTLAND	\$ -	\$ -
					\$ 1,827,322,200	\$ 1,041,573.65

ROCK ROW

WESTBROOK • PORTLAND | MAINE

ROCK ROW
WESTBROOK • PORTLAND, ME

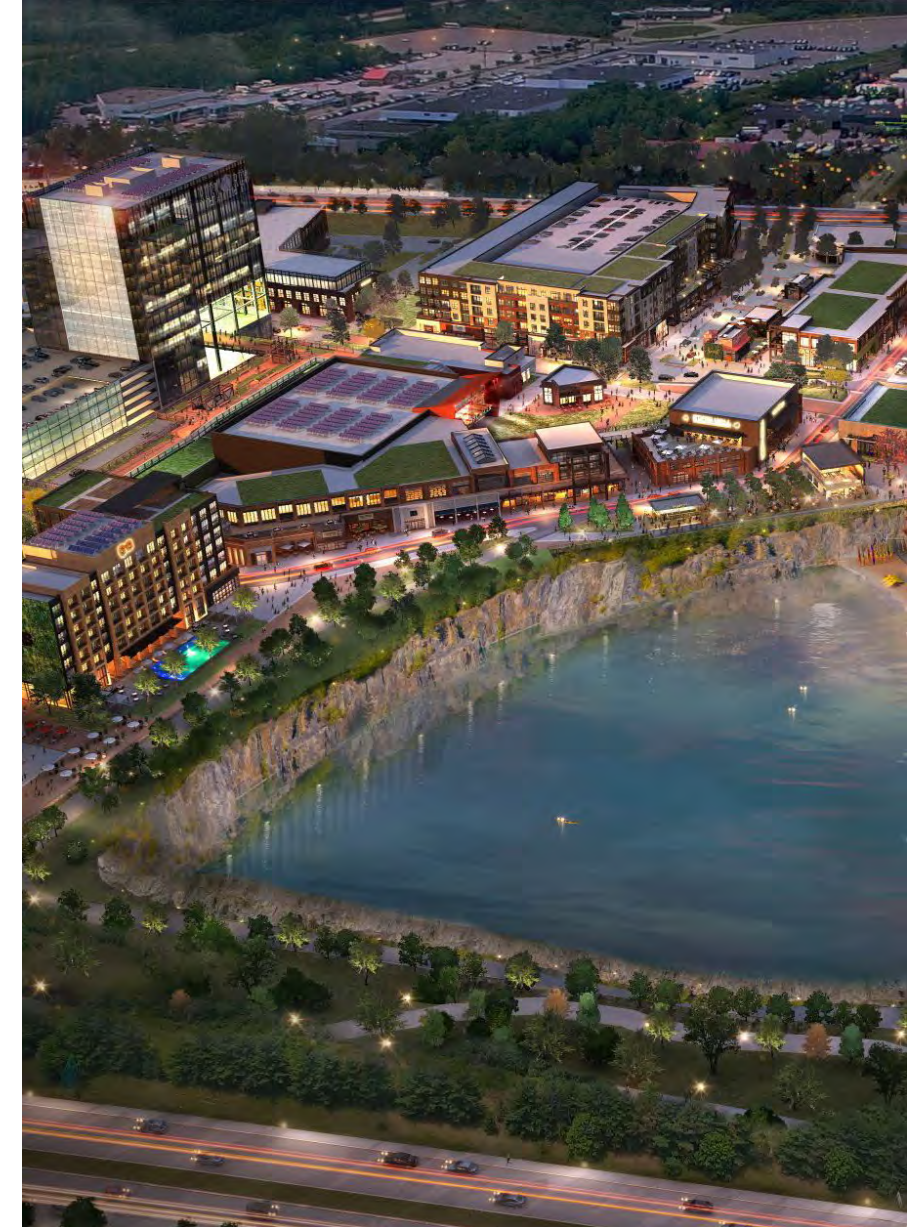


ROCK ROW

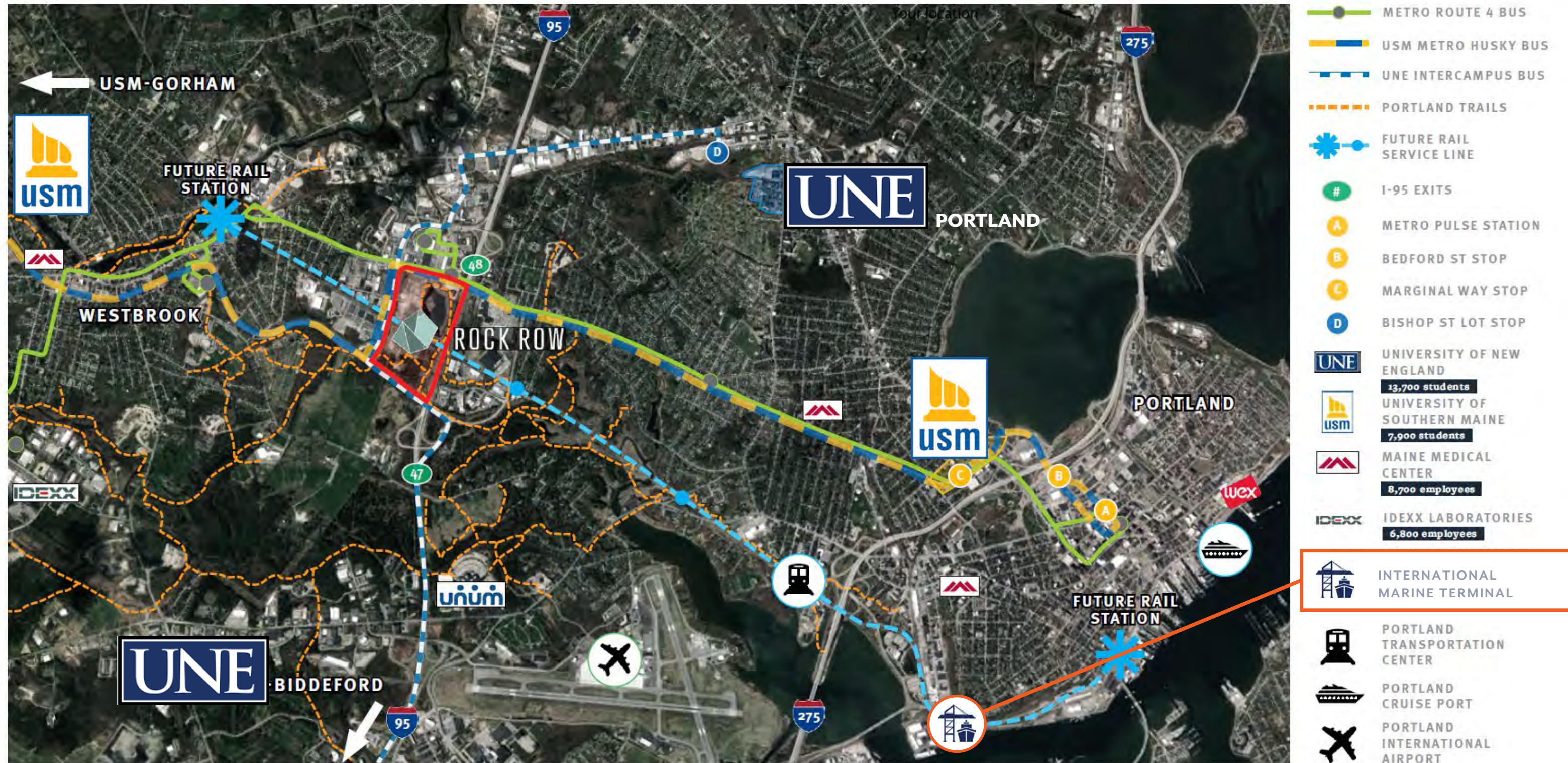
ROCK ROW is a 2.3 million sq ft, \$600 million, open-air innovation district and multi-use community centered around a 300-foot-deep, 26-acre natural quarry. Just a few miles from famed downtown Portland—the largest metropolitan area North of Boston, Rock Row will be a center of gravity for Portland’s major universities and will feature a 180,000 sq ft medical campus anchored by Dana-Farber and New England Cancer Specialists.

To support a more sustainable future, Rock Row is designed to support Maine and the North Atlantic’s innovation economy in life sciences and their heritage industries.

With direct rail connections to the International Marine Terminal, downtown Portland and convenient access from two exits on I-95, Rock Row offers unparalleled accessibility. With Maine’s largest conference and event center, Rock Row represents a new door into Maine hosting more than six million guests a year from the United States and nearby Canada.



AT THE CENTER OF IT ALL



NEIGHBORHOOD ON MAIN

2018



On-site and
Off-site work
Commenced

2019



Temporary
Concert Venue
Open On-Site

2020-22



Market Basket
Paper Store
REI
Starbucks
Chase Bank
Chick-Fil-A
Big Fin Poke
Firehouse Subs

URBAN DISTRICT

2024



Medical Campus

180,000 s/f
healthcare campus

Residential

350 units

Restaurants

Nonesuch
River Brewing

Trails

Quarry walk &
Portland Trails
Connection

2025



Office/Lab

50,000 sq ft
Modular Labs

200,000 sq ft
Office Tower

Urban District

200,00 sq ft
Mixed Retail

8,000 sq ft
Innovation Hall

30,000 sq ft
Food & Beer Hall

117-room
Hotel

2026



Conference & Event Center

8,300-person
Event Center

Office

200,00 sq ft
Office/Campus

Residential

280 units

GMP Facility
200,000 sq ft

TRANSIT HUB

2025-26



Transit Hub

Multi-Modal
Transit Hub



INFRASTRUCTURE INVESTMENTS

Public Intersections:
Upgraded traffic lights
Sidewalks

Cost: \$3,631,000

Public Utilities:
Upgraded Water Main
Upgraded Sewer Force Main

Cost: \$250,000

Nason Brook:
Upgraded Culvert

Cost: \$500,000

Exit 48:
upgraded signal & paving

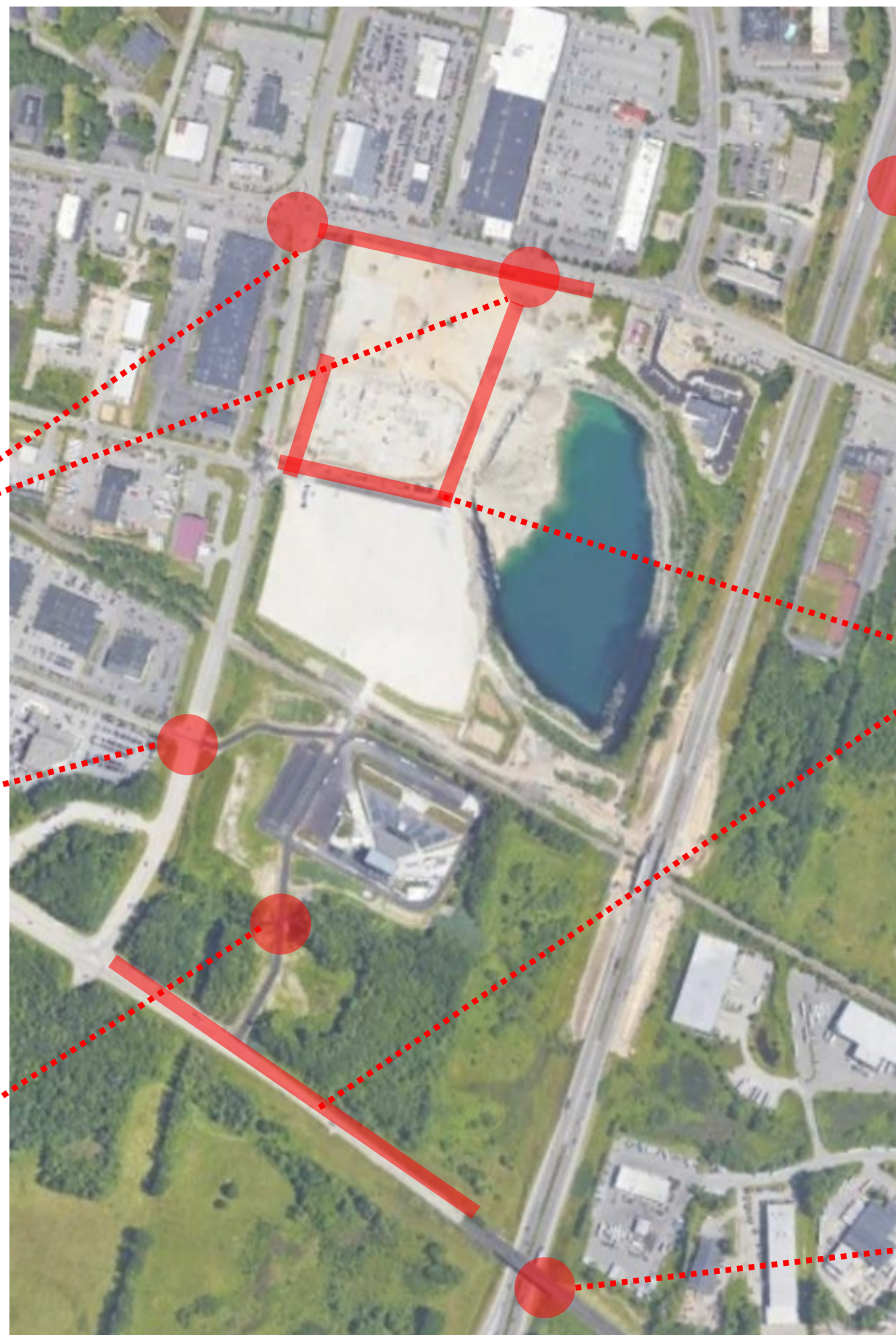
Cost: \$1,712,025

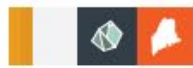
Public Roadway:
Roadway
Utilities
Sidewalk
Landscaping
Dedicated METRO Stop
Widened of Westbrook Art.

Cost: \$3,000,000

Exit 47:
upgraded signal & paving

\$1,000,000





98% LEASED

PHASE 1: NEIGHBORHOOD ON MAIN



PHASE 3: MEDICAL CAMPUS



MAINE'S NEW URBAN VILLAGE





UNMATCHED AMENITIES

110-acre, \$600 million, open-air development centered around a 400-foot-wide, 300-foot-deep, 26-acre natural quarry that's activated year-round with a lively boardwalk and seasonal events such as pond hockey, environmental art installations, sailing, zip lines and more.

There's truly nothing in the world like the nature-inspired, inviting environment of Rock Row.

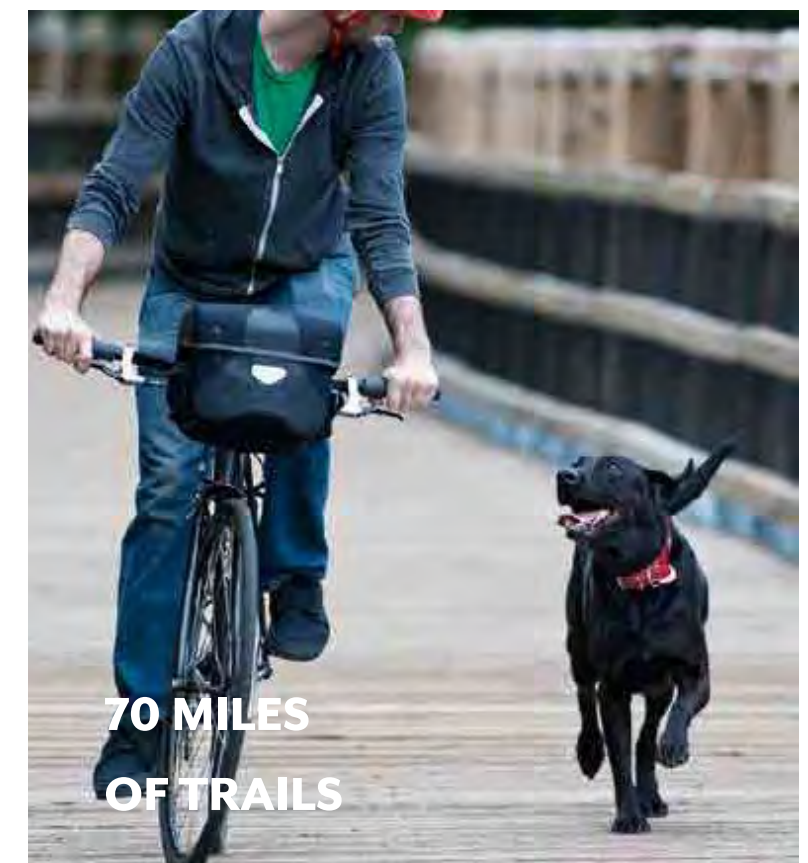
**WORLD-CLASS ENVIRONMENTAL
ART INSTALLATIONS AND ACTIVATIONS**



**ONSITE
DAYCARE**



**MULTI-MODAL
TRANSIT HUB**



**70 MILES
OF TRAILS**

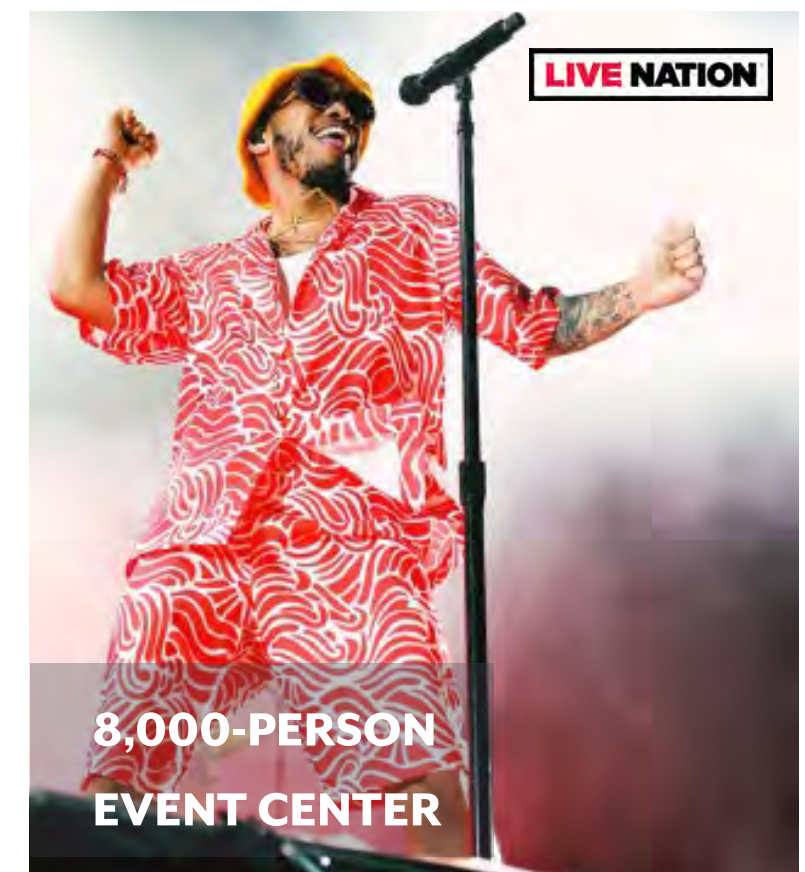
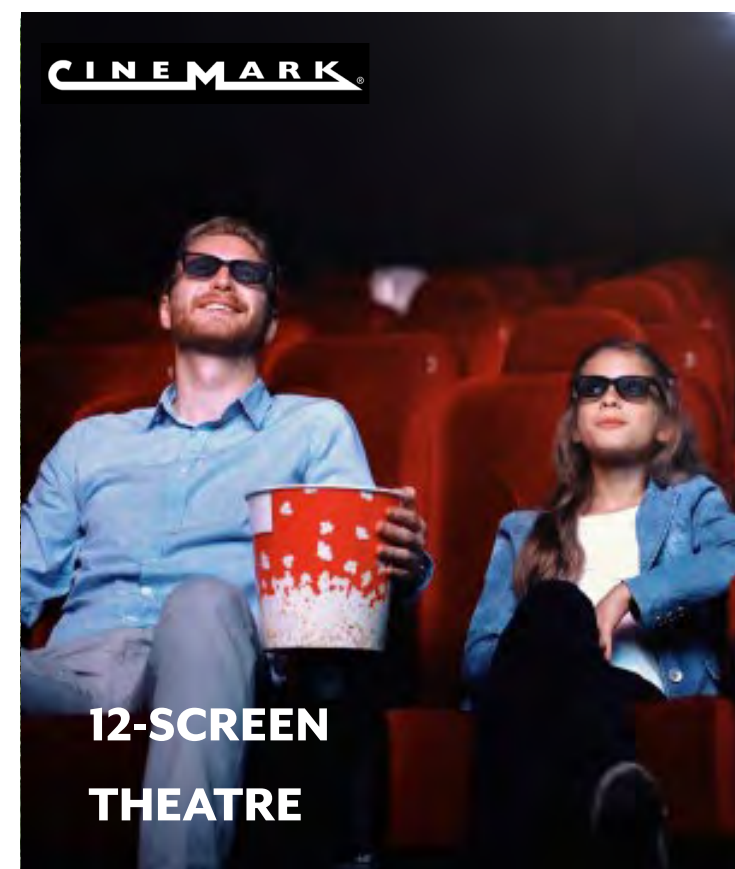
UNPARALLELED EXPERIENCE

The four-season enclosed meeting and convention center will hold more than 8,000 people.

The indoor/outdoor center will operate year-round and host more than 200 events per year, ranging from A-list entertainers to corporate events/conferences and public shows.

LiveNation's Maine Savings Pavilion currently hosts 16 shows and events during the summer with guests travelling four-plus hours away to see star performers.

**26-ACRE ACTIVATED
QUARRY**



UNREAL FOOD & SHOPPING

FOOD IS LOVE. CUPID EATS HERE.

Rock Row's wide assortment of restaurants, and our first-in-Portland Food Hall, will offer unparalleled dining, tasting, beer and wine experiences. The Rock Row Food Hall, curated by celebrity award-winning Chef Akhtar Nawab, will mix onsite brews and artisan dishes with live music and events to delight every taste.

**20,000 SQ FT
AUSTRIAN CHALET-INSPIRED BEER HALL**

**200,000 SQ FT
OF CURATED SHOPS**



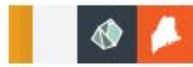
**20+ RESTAURANTS,
FAST CASUAL TO ARTISAN**



**15,000 SQ FT
FOOD HALL**

A DISTRICT DESIGNED FOR DISCOVERY



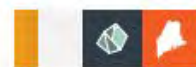


INNOVATION DESIGNED FOR MAINE

STRATEGIC VISIONING SESSION

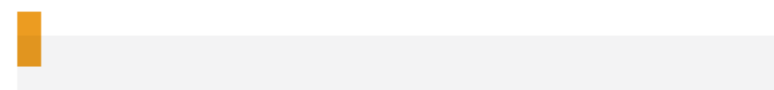
On November 13th, 2020, seventeen leaders of Maine's innovation ecosystem gathered for a moderated strategy discussion to define the assets, infrastructure, sectors of focus, programing and partnerships needed to make Rock Row a catalyst for Maine.



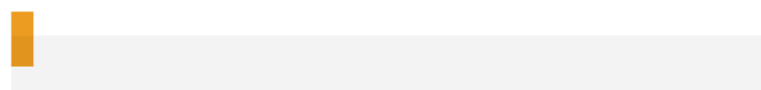


PRIORITY SECTORS

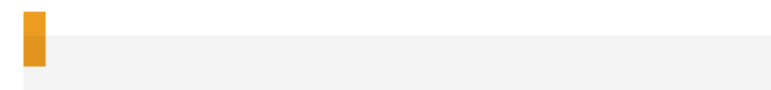
[the growth sectors]



BIOSCIENCE

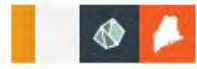


HEALTHTECH



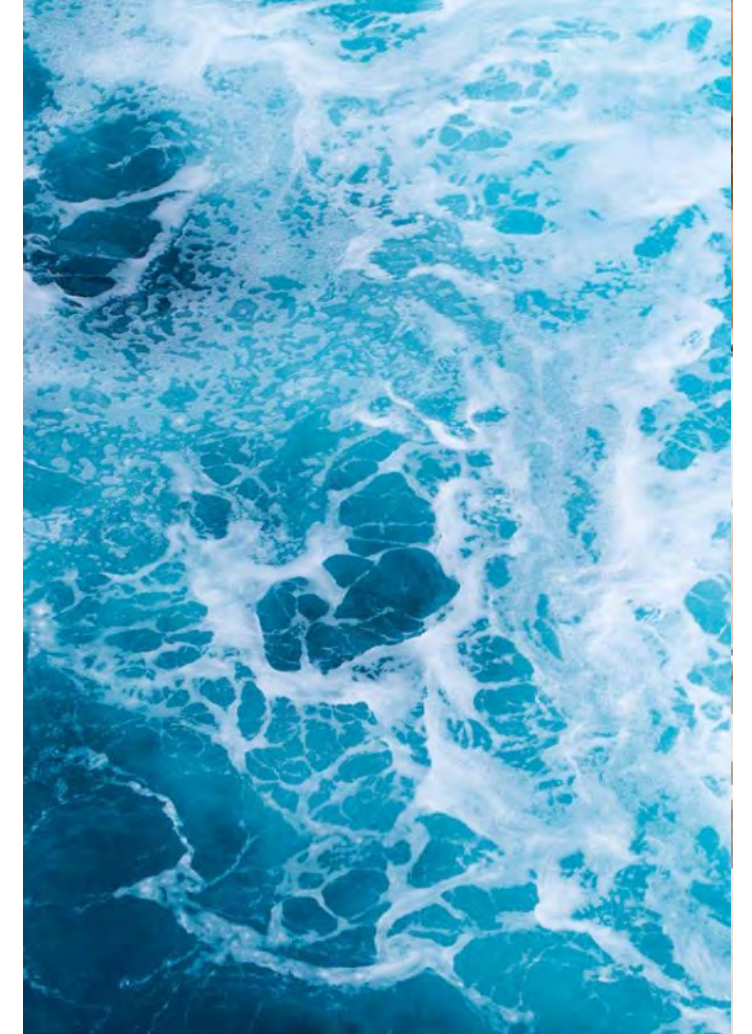
**MEDICAL DEVICE &
PHARMA MANUFACTURING**





PRIORITY SECTORS

[Maine's differentiators]



TRADITIONAL
INDUSTRIES:
AQUACULTURE,
AGRICULTURE, AND
TIMBER

FOOD
INNOVATION

HEALTH &
WELLNESS

A DISTRICT DESIGNED FOR THE LIFE SCIENCES

BLUE ECONOMY
LAB & PROCESSING

EvSe EVERYTHING
SEAWEED

Íslandspari
ICELANDIC KELP

URBAN DISTRICT

NEIGHBORHOOD
ON MAIN

NEW ENGLAND
Cancer Specialists

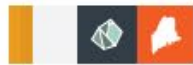
MEDICAL &
RESEARCH
CAMPUS

LIFE SCIENCE
CAMPUS

200,000 SQ FT
GMP MANUFACTURING



Dana-Farber
Cancer Institute



PROJECTED ECONOMIC IMPACT

ROCK ROW

2019-23 Impact Metrics	Total
Average Employment	2,722
Wages & Salary	\$118,300,000
Economic Output	\$326,300,000
Tax Revenue (Maine)	\$9,240,000

2024-33 Impact Metrics	Avg. Annual
Average Employment	8,408
Wages & Salary	\$452,300,000
Economic Output	\$1,660,000,000
Tax Revenue (Maine)	\$35,320,000

Incremental Property Value Growth	Assessed Prop. Values	Annual Tax Rev
Westbrook & Portland (low)	\$459,195,069	\$4,859,974
Westbrook & Portland (high)	\$828,406,643	\$9,120,955

CONVENTION CENTER

Impact Metrics	Total (2025-55)
Net new Spend	\$3,100,000,000
Net New Earnings	\$1,300,000,000
Captured Fiscal Impact (sales, hotel, and property taxes)	\$160,000,000



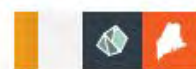
Life Sciences
2,162 jobs
\$88K avg. salary



Medical Campus
1,861 jobs
\$100K avg. salary



GMP Manufacturing
2,029 jobs
\$64K avg. salary



MEDICAL RESEARCH CAMPUS

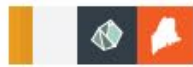


A shining centerpiece of Rock Row's burgeoning Innovation District is the state-of-the-art Medical & Research Campus. Opening in 2023, the campus will be a destination for world-class health care, advanced cancer treatment and research in a nature-inspired setting.

Anchored by **New England Cancer Specialists**—a member of the renowned **Dana-Farber Cancer Care Collaborative**—Rock Row's Medical & Research Campus will be the newest and most advanced integrated medical campus in New England.

ANCHOR INSTITUTIONS:





MASS TIMBER CONSTRUCTION



SUPPORTING MAINE'S TIMBER INNOVATION

Rock Row is committed to supporting Maine's heritage industries and sectors of focus to promote the state's businesses as regional as well as global leaders. As an Innovation District for Maine, the state's largest convention center and Rock Row's networking assets will be leveraged Maine's to target sector-specific events such as the International Mass Timber Conference.

POSITIVE ENVIRONMENTAL IMPACT

Building's construction with CLT have a 52% lower carbon footprint than steel and concrete. When carbon sequestration is taken into account, the carbon footprint of the CLT is a net negative. Mass timber building have also shown to lower energy consumption by as much as 66%.

AUTHENTIC TO MAINE

Natural. Fresh. Sustainable. Mainers are stewards of the environment and Rock Row's CLT office tower's bright, open design and sustainable wooden textures are perfectly authentic to the ascetics and cultural strength's of Maine.

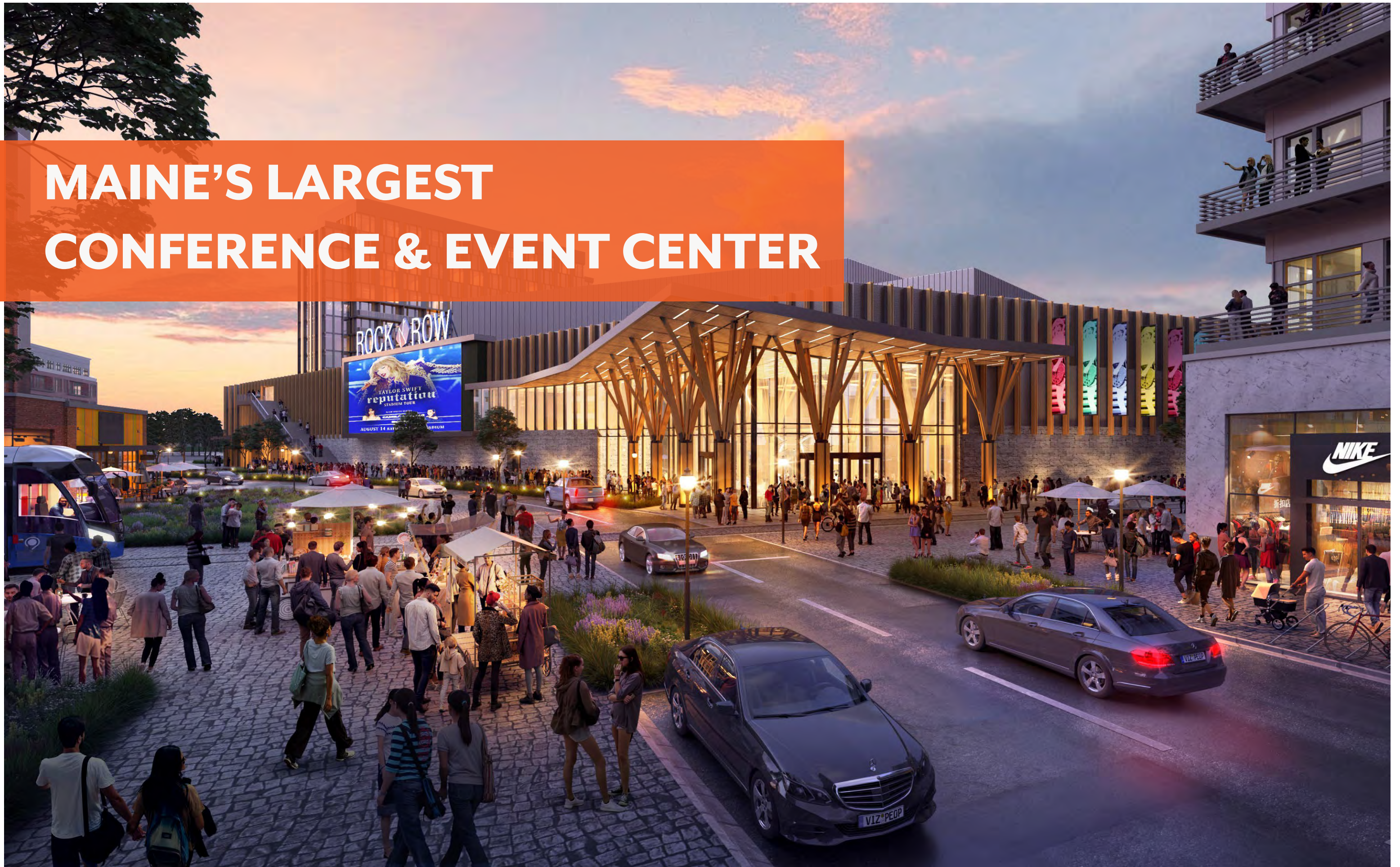
100 ROCK ROW



100 ROCK ROW



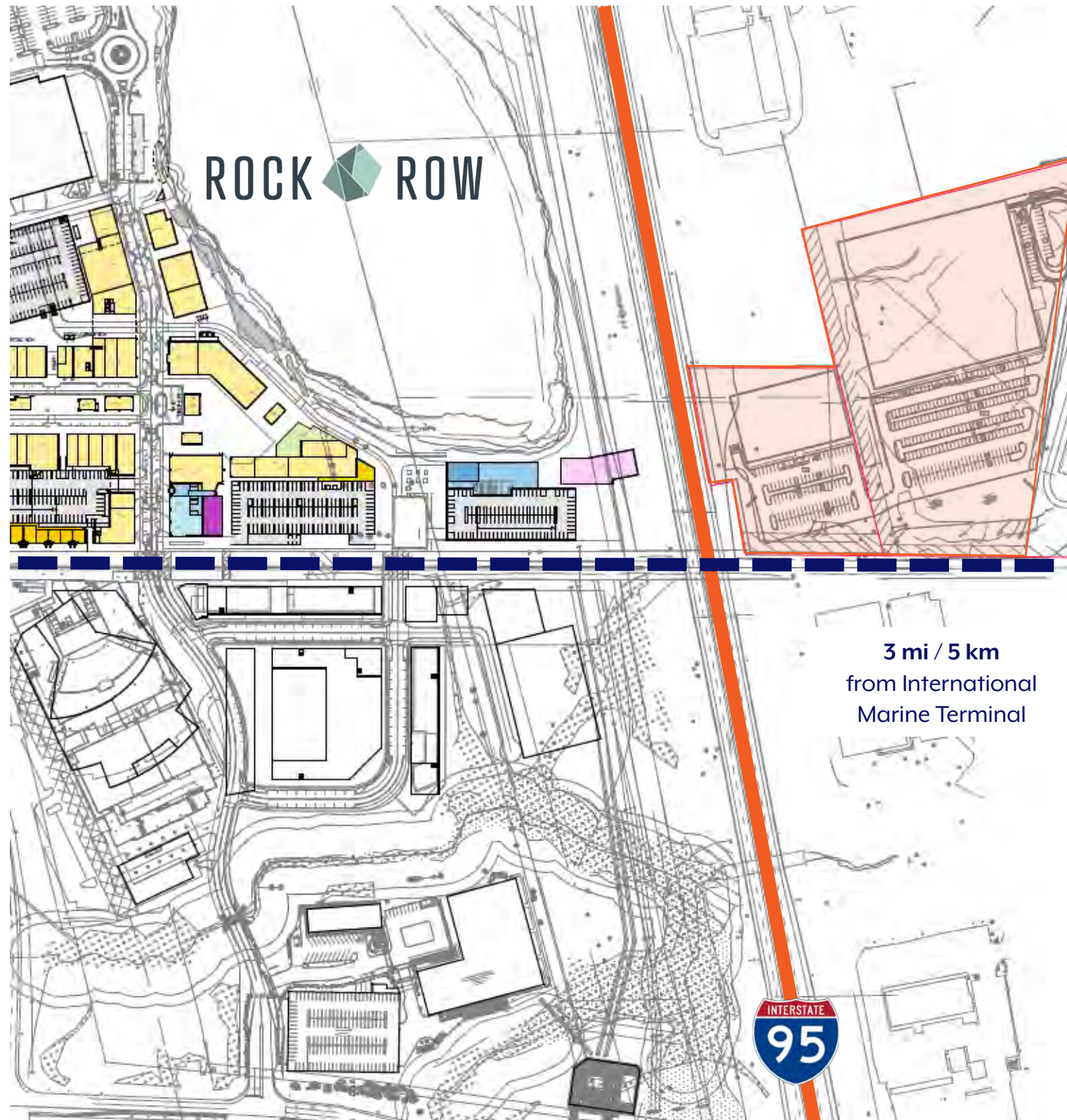
MAINE'S LARGEST CONFERENCE & EVENT CENTER



MAINE'S LARGEST CONFERENCE & EVENT CENTER



GMP MANUFACTURING FACILITY

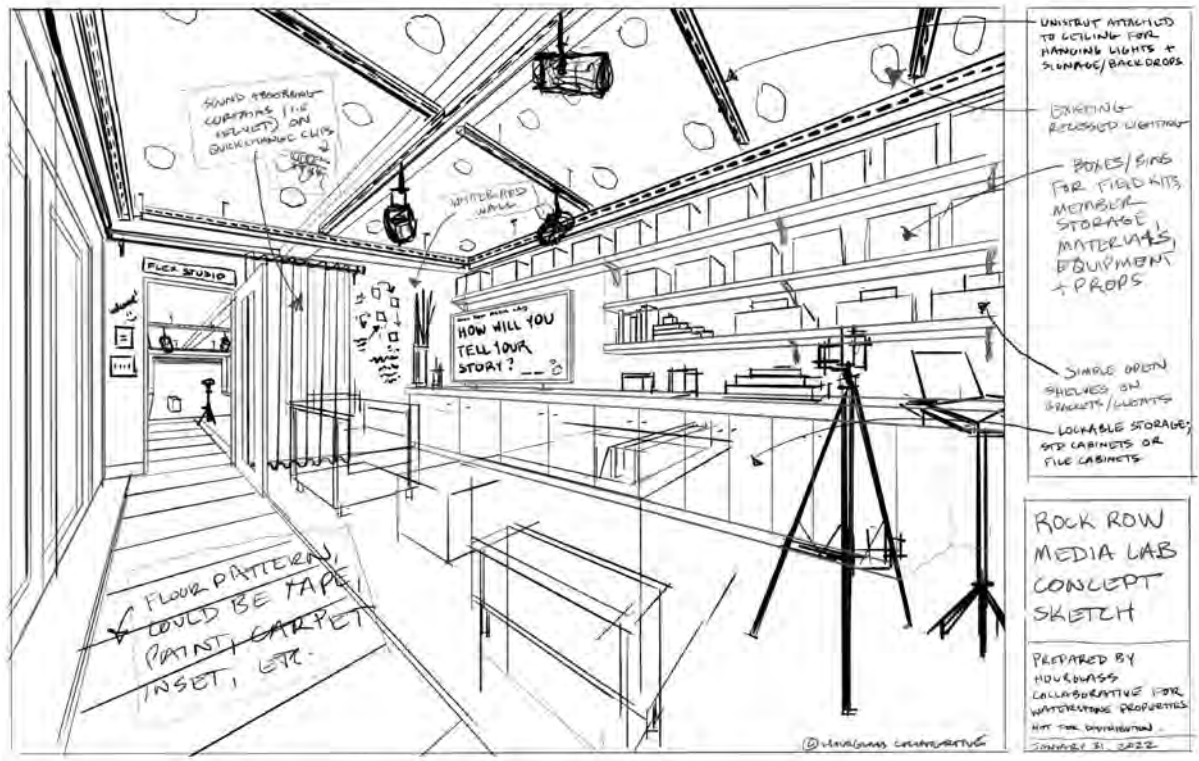


BUILD-TO-SUIT GMP MANUFACTURING FACILITY

- **Address:** Rand Road, Portland, Maine
- **Size:** 14.8 Acres (6 hectares)
- **Zoning:** Industrial (I-M)
- Up to 150,000 sq ft of manufacturing available.
 - *Build 1 (shown left):* 140,000+ sq ft
 - *Building 2 (shown left):* 40,000+ sq ft

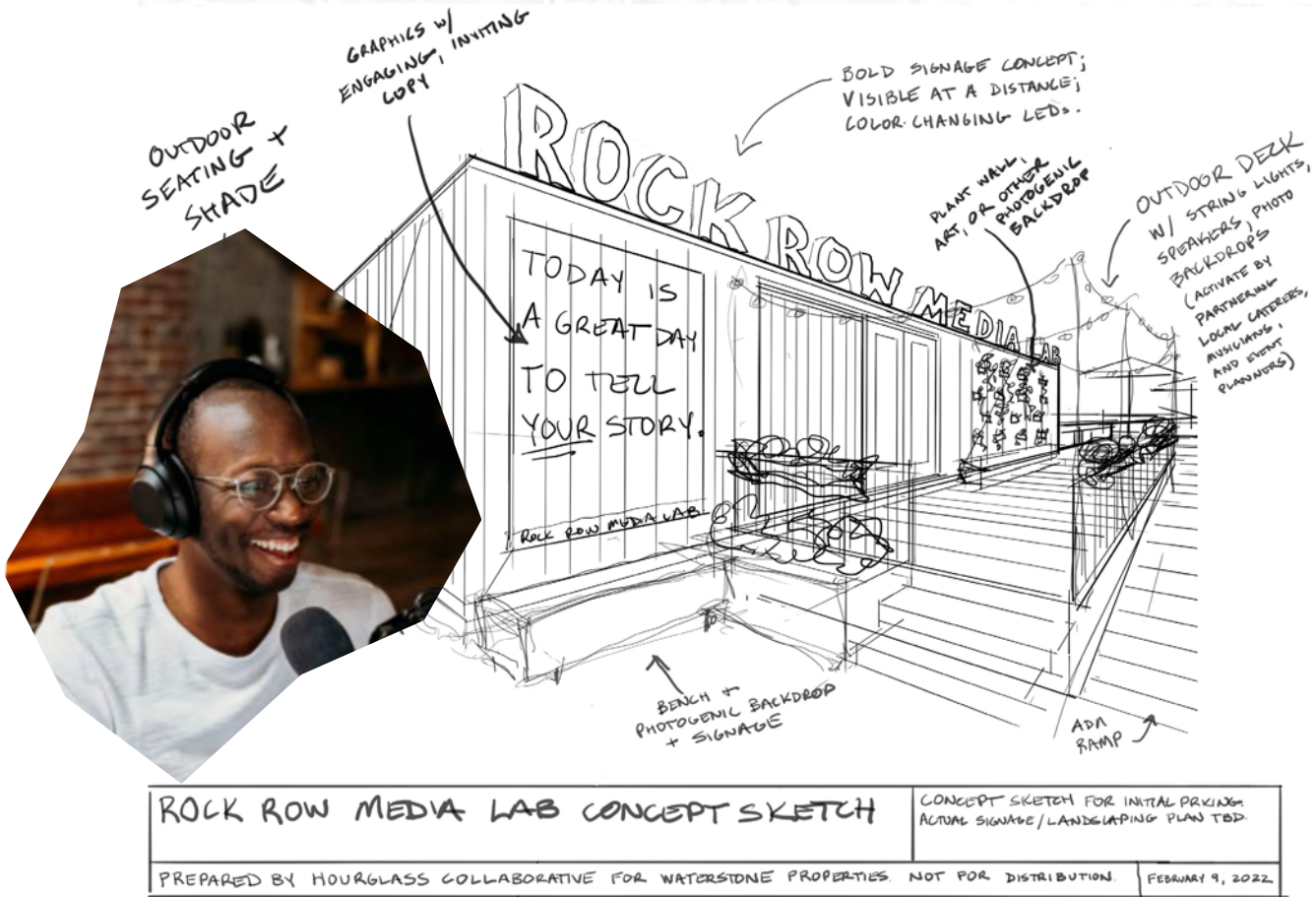
NOTE: Positioned on commercial rail line with direct connection to Portland's International Marine Terminal.

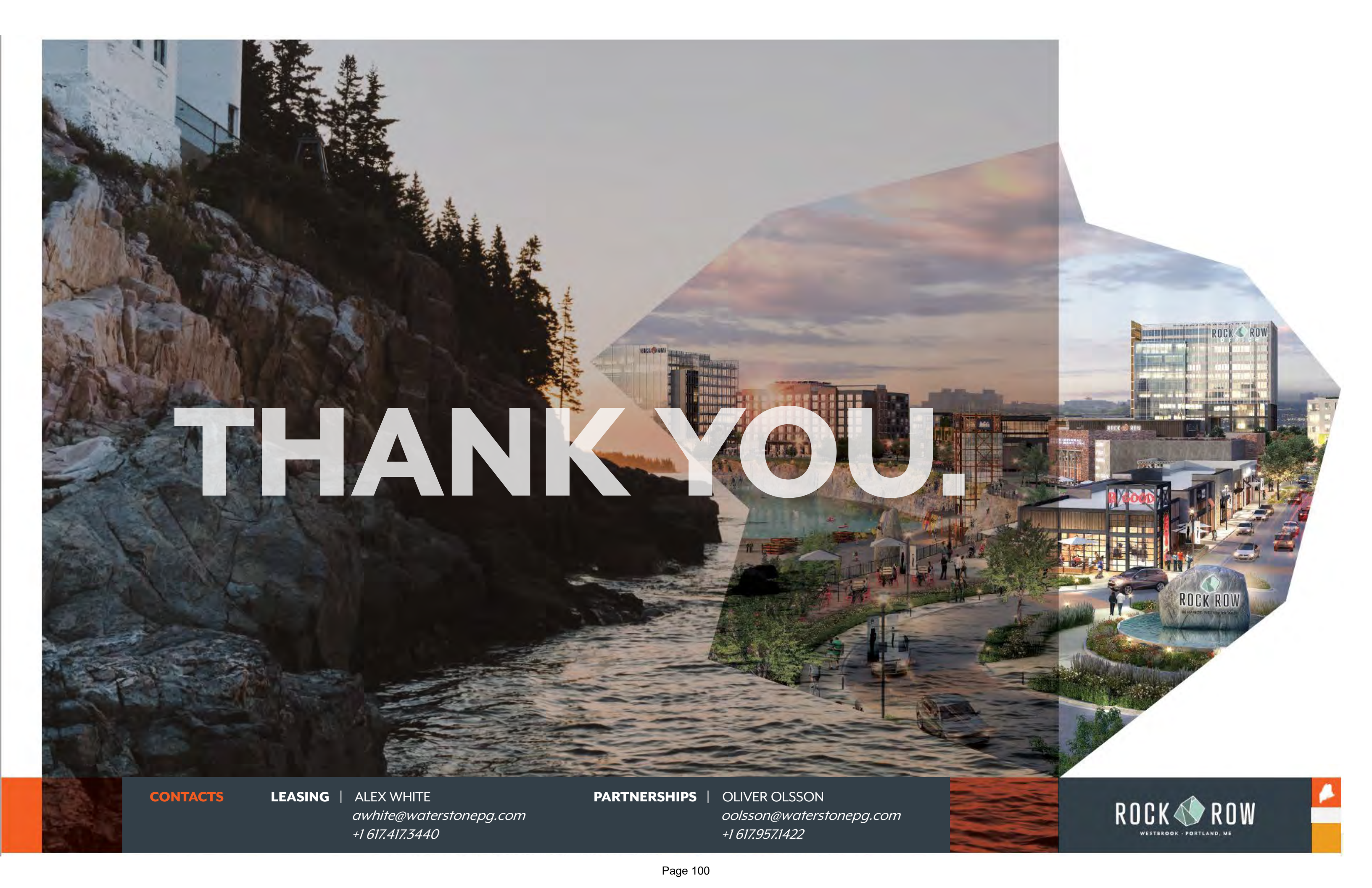
INNOVATION HALL & MEDIA LAB



INNOVATION HALL

- State of the art, flexible space for virtual convenings
- Casual workspaces
- Bookable event and meetings spaces
- Bookable media lab outfit with production-grade equipment, studio spaces and editing suite for content creation and story telling





THANK YOU.

CONTACTS

LEASING | ALEX WHITE
awhite@waterstonepg.com
+1 617.417.3440

PARTNERSHIPS | OLIVER OLSSON
oolsson@waterstonepg.com
+1 617.957.1422

ROCK ROW
WESTBROOK · PORTLAND, ME



CITY OF PORTLAND
Housing and Economic Development Department
Housing and Community Development Division

TO: Councilor Ali, Chair
Members of the Housing and Economic Development Committee
FROM: Victoria Volent, Housing Program Manager
Housing and Community Development Division
DATE: April 29, 2022
SUBJECT: Affordable Housing and TIF Development Funding Requests

Introduction

On March 5, 2022, the *Affordable Housing Development and Tax Increment Financing Application* was released with a due date of April 4. In response to the request, five funding requests were received. This memo introduces those requests. A second memo which will include the financial analysis, will be provided to the Committee during their May 17 meeting.

Affordable Housing Development and Tax Increment Financing (AHTIF) requests were received for review for the benefit of:

- 45 Dougherty Street
- 43 Douglass Street (Dougherty Court)
- Lambert Woods South
- 95 Front Street (Front Street Phase 3)
- Riverton Park

45 Dougherty Street

The Szanton Company is requesting an Affordable Housing TIF (75% for 30 years) to construct a five story elevator-assisted building with 63 rental units for low income households on the city-owned property known as 43 & 91 Douglass Street (i.e. the location of the former West School). The developer has signed a Purchase and Sale Agreement with the City of Portland to acquire the site along with Maine Cooperative Development Partners.

The building would be comprised of 35 one-bedroom, 18 two-bedroom, and 10 three-bedroom apartments. Of the 63 units, 46 would be reserved for households earning at or below 60% AMI (i.e. \$59,940 for a family of four) while the remaining 17 units would be leased at market rate. The property would feature an on-site property manager, resident services coordinator, fitness room, and community room. After completion, the project would be managed by Saco Falls Management. The building would meet or exceed Portland's Green Building Ordinance. The project would be named 45 Dougherty.

According to the developer's application:

This project will address the needs of households facing surging rents and a critical shortage of affordable housing in Portland. With the increased demand placed on residential real estate brought on by the work-from-home trend during the COVID-19 Pandemic, prices have soared. Those who have relocated to Maine from more expensive regions of the country have also placed an increasing demand on housing in our area, pushing up prices and increasing demand for workforce housing.

43 Douglass Street (Dougherty Court)

Maine Cooperative Development Partners is requesting an Affordable Housing TIF (75% for 30 years), and \$769,500 from the Housing Trust Fund to construct; a three-story row house containing 12 units; three townhouses, the first of which would contain 6 units, the second and third buildings would contain 4 units each for a total of 8 units; three courtyard flats made up of 2 three-story buildings containing a total of 20 units; and a third three-story building containing 11 units on the city-owned property know as 43 & 91 Douglass Street (i.e. the location of the former West School). The developer has signed a Purchase and Sale Agreement with the City of Portland to acquire the site along with the Szanton Company.

The 57 unit site would be comprised of 1 efficiency unit, 18 one-bedroom, 15 two-bedroom, and 23 three-bedroom cooperative units. Of the 57 units, 16 would be reserved for households earning at or below 80% AMI (i.e. \$89,350 for a family of four), and 41 units at 100% AMI (i.e. \$111,700 for a family of four). The Green New Deal requires all developments of ten or more units to provide at least 25% of the dwelling units for sale or rent at 80% AMI. Twenty-five percent of 57 units equals 15 units (as already noted, the applicant would provide 16 units at 80% AMI). All units would have in-home washer and dryers, and either a balcony or private patio. Two courtyard flat buildings would have social lobbies with tea station and function rooms that can be programmed by the cooperative to be a toddler playroom, a gym, a meeting space or dinner party room, or a music or movie room. The housing would be governed by the Cooperative's Board made up of residents, and professionally managed through a contract with Portland Housing Authority. Areas of the property shared with the Szanton Company would be managed collaboratively. Buildings would be constructed to achieve LEED Sliver certification as well as the Better Roof Requirements. Each structure would have a super-insulated building envelope, which would use triple-glazed windows and doors and utilize a fossil fuel-free, efficient mechanical system in order to exceed required energy standards. The project would be named 45 Dougherty.

According to the developer's application:

Dougherty Court is a workforce housing development that has been thoughtfully designed to incorporate walkability, transit, energy- efficient buildings, indoor and outdoor community spaces, safe space for children to play, access to nature, and has incentives for people to stay and invest in the neighborhood long term. We are utilizing the Limited Equity Cooperative form of ownership to ensure permanent affordability, inclusivity, neighborhood stability, and community capacity building. The 80% AMI homes will be priced to accommodate Housing Choice voucher holders, increasing the width of economic

diversity. The Dougherty Court Site is served by the #9, #4, and #5 metro buses, some of the most frequent bus lines in Portland. The #9 serves all the high school students in the city and all major hospitals, and many employers.

The proposed development supports all the goals of the One Portland vision by creating a more equitable, universally designed mix of homes than just single family homes. The diversity of housing combines with the preservation of more natural space to ensure that a broad range of households have equitable access to the city's natural spaces.

Lambert Woods South

Maine Cooperative Development Partners is requesting an Affordable Housing TIF (75% for 30 years), and \$1,228,500 from the Housing Trust Fund to construct; two three-story row houses containing a total of 20 units; two two-story townhouses each containing four units for a total of 8 units; and six three-story condominium flats with 10 to 11 units per building for a total of 63 units. Altogether a total of 91 units are proposed on the city-owned property know as 165 Lambert Street. The developer has signed a Purchase and Sale Agreement with the City of Portland to acquire the site.

The 91 unit site would be comprised of 3 efficiency unit, 34 one-bedroom, 30 two-bedroom, and 24 three-bedroom apartments. Of the 91 units, 23 would be reserved for households earning at or below 80% AMI (i.e. \$89,350 for a family of four), and 68 units at 100% AMI (i.e. \$111,700 for a family of four). The Green New Deal requires all developments of ten or more units to provide at least 25% of the dwelling units for sale or rent at 80% AMI. Twenty-five percent of 91 units equals 23 units (as already noted, the applicant would provide 23 units at 80% AMI). All units would have in-home washer and dryers, and either a balcony or private patio. Three condominium flat buildings would have social lobbies with tea station and function rooms that can be programmed by the cooperative to be a toddler playroom, a gym, a meeting space or dinner party room, or a music or movie room. There are community gardens, central greens, shared outdoor grilling and eating areas, and storage for bikes, kayaks, and strollers. The housing will be governed by the Cooperative's Board made up of residents, and professionally managed through a contract with Portland Housing Authority. Buildings would be constructed to achieve LEED Sliver certification as well as the Better Roof Requirements. Each structure would be have a super-insulated building envelope, which would use triple-glazed windows and doors and utilize a fossil fuel-free, efficient mechanical system in order to exceed required energy standards.

According to the developer's application:

The Lambert Woods South will bridge between the current uses of single family homes, large townhome PRUD developments, light industrial, office, and commercial use, highway, and forest. We will be improving the walkability throughout the neighborhood by providing sidewalks along Washington Avenue Extension, and trail connections throughout the wooded areas. Our project will include easements for Portland Trails to connect to the surrounding trails network. The Lambert Woods South Site is served by the #9 metro bus, one of the most frequent bus lines in Portland, and that serves all the high school students in the city and all major hospitals, and many employers.

Lambert Woods South is a workforce housing development that has been thoughtfully designed to incorporate walkability, transit, energy- efficient buildings, indoor and outdoor community spaces, safe space for children to play, access to nature, and has incentives for people to stay and invest in the neighborhood long term. We are utilizing the Limited Equity Cooperative form of ownership to ensure permanent affordability, inclusivity, neighborhood stability, and community capacity building. The 80% AMI homes will be priced to accommodate Housing Choice voucher holders, increasing the width of economic diversity. The proposed development supports all the goals of the One Portland vision by creating a more equitable, universally designed mix of homes than just single family homes. The diversity of housing combines with the preservation of more natural space to ensure that a broad range of households have equitable access to the city's natural spaces.

95 Front Street Phase 3

Portland Housing Development Corporation is requesting an Affordable Housing TIF (75% for 30 years), and \$400,000 from the Housing Trust Fund to construct 8 condominium units within two buildings.

The 8 unit site would be comprised of 4 two-bedroom, 2 three-bedroom, and 2 four apartments. Of the 8 condominium units, 6 would be reserved for households earning at or below 120% AMI (i.e. \$134,050 for a family of four), and 2 would be at market rate. 95 Front Street is not required to meet the standards of the Green New Deal as the project was approved prior to the Ordinance changes. Additionally, per the Planning Board's Inclusionary Zoning conditions of approval for Front Street, the master plan indicates Phase III is the location of the Inclusionary Zoning units *if* the developer fails to meet and maintain the affordability restrictions outlined in the subdivision application for Phases I and II. As long as Phase I and Phase II maintains their affordability restrictions at the time Phase III is completed, Phase III is not required to be the location of inclusionary zoning units.

According to the developer's application:

Portland currently has a large need for homes across all spectrums. This development targets middle income families currently getting priced out or unable to purchase a home due to limited supply and overwhelming competition. A recent Portland Condo Report released by Vitalius Real Estate Group stated that last year the median number of days on the market for condominiums was 10 days, and the average price for existing condos was \$408 per square foot and average for new construction was \$546 per square foot. Off-peninsula the average sales price was \$378,900, which is 16% higher than the proposed sales price for 6 of the 8 condos in the Front Street Phase 3 development. There are several condominium developments just completed or under construction. None are townhouse style. The lowest price per square foot range of all the new construction condominiums range from \$325 – \$458 and the upper range extends from \$526 - \$1,346. The proposed sales prices of Front Street Phase 3 are set to be affordable and will provide good short-term and long-term economic diversity to a neighborhood in such an amenity rich location.

Riverton Park Redevelopment & Renovation

Portland Housing Development Corporation is requesting an Affordable Housing TIF (50% for 30 years), and \$600,000 to construct one four-story building containing 59 units and the rehabilitation of 123 units. This project is seeking a 9% Low Income Housing Tax Credit and tax-exempt debt with Maine Housing.

The 182 unit site would be comprised of 8 efficiency unit, 13 one-bedroom, 38 two-bedroom, 71 three-bedroom, 26 four-bedroom, 20 five-bedroom and 6 six-bedroom apartments. Of the 182 units, 141 would be reserved for households earning at or below 50% AMI (i.e. \$55,850 for a family of four), 24 units at or below 60% AMI (i.e. \$59,940 for a family of four), and 17 market rate units. Following rehabilitation, the existing townhome units will be in like-new condition: all units will enjoy new finishes and fixtures; mechanical systems will be upgraded; high-performing water- and energy-efficient equipment will be installed; the siding will be replaced with integrated insulation; and landscaping will improve property aesthetics and marketability. The design, construction and rehabilitation of the Riverton Park project will be in accordance with the City's Green Building Ordinance.

According to the developer's application:

High occupancy rates and long waitlists indicate significant pent-up demand for rental housing in Portland. Portland Housing's whole portfolio of over 900 rental units has a current occupancy rate of over 98%, and is often 99%. Our waitlist for rental apartments is $\pm 1,500$ households. This is especially true for Very Low Income (VLI) and Extremely Low Income (ELI) households.

PHA also manages the local Section 8 program of $\pm 2,100$ vouchers. There are currently thousands of households on our voucher waitlist. After applying, it typically takes 8 years on average before a household will be assigned a voucher. Moreover, many voucher-holders experience significant difficulty locating an available dwelling unit because of Portland's tight, competitive and expensive rental market. Riverton Park would have 141 Project Based Vouchers guaranteeing that these households continue to pay no more than 30% of their income towards housing costs. Riverton Park is next to a bus route (METRO route 2), thereby promoting smart growth and transit-oriented development.

Attachments:

45 Dougherty: Project Summary
43 Douglass Street (Dougherty Court): Project Summary
Lambert Woods South
95 Front Street Phase 3
Riverton Park Redevelopment & Renovation

Attachment: 45 Dougherty Project Summary

Douglass Commons Rental Housing Project Summary

Douglass Commons Rental Housing will be located at 43 and 91 Douglass Street. The tax chart, block, and lot number for 43 Douglass Street are 078, C, and 002, respectively. The tax chart, block, and lot number for 91 Douglass Street are 078, B, and 007, respectively. These parcels together form the Douglass Commons neighborhood, selected by the Portland City Council in an RFP process for the construction of low and moderate income housing at the site of the former West School. We are in a Purchase and Sale Agreement with the City of Portland to acquire the site. We have rezoned the 3.35-acre site from R-5 to R-5a, to accommodate the density of Douglass Commons. The allowed use for R-5a is moderate-density residential development in off-peninsula locations. Douglass Commons Rental Housing will sit on the eastern half of the site, while Douglass Commons Co-op Housing will be located on the western half.

Portland has an acute need for affordable homes. This project will provide housing that is stable, high-quality, and affordable to 63 households. Of this project's 63 units, 46 will serve households with incomes at or below 60% of the area median. The remaining apartments will be rented at market rate, primarily to households with incomes from 75%-120% of the area median. Comprised of 1-, 2-, and 3-bedroom units, this project will serve households at a variety of sizes. The property will feature an on-site property manager, resident services coordinator, fitness room, and community room. It will be adjacent to the Dougherty Field complex, providing residents unparalleled access to soccer fields, softball fields, baseball fields, a basketball court, playground, skate park, and the Kiwanis Pool. The project will be named 45 Dougherty, a nod to its eventual address of 45 Dougherty Court.

To make this project feasible, we are requesting a 75% credit enhancement agreement over 30 years, as first proposed in our RFP Submission to the Portland City Council in 2020. Without this CEA, Douglas Commons Rental Housing has a development budget shortfall of \$1.27 million. The CEA allows the project to take on an additional \$1.27 million in MaineHousing Rental Loan Program debt, to close the project's gap between sources and uses of funds.

Located in the Libbytown neighborhood, the project will border a residential neighborhood to the west, the Dougherty playing fields to the north, an MDOT parcel to the east that includes the I-295 on- and off-ramps, and Congress Street to the south. The nearby section of Congress Street includes a variety of retail, office, and residential uses.

No relocation plan is applicable; the project will not displace any residents.

The project is consistent with the City of Portland's Comprehensive plan. A principle of future land use as outlined in Portland's Plan 2030 is One Portland, which stresses the importance of providing development spread throughout the City, and providing equitable access to homes, services, and community connection for all Portland residents by proximity, universal design, and affordability. This project supports all the goals of the One Portland vision, by creating a more equitable and diverse mix of homes than the single-family style predominantly found on the streets surrounding the Douglass Street recreational complex. Our proposal allows for a broad range of households to have great access to Douglass Street's recreation opportunities.

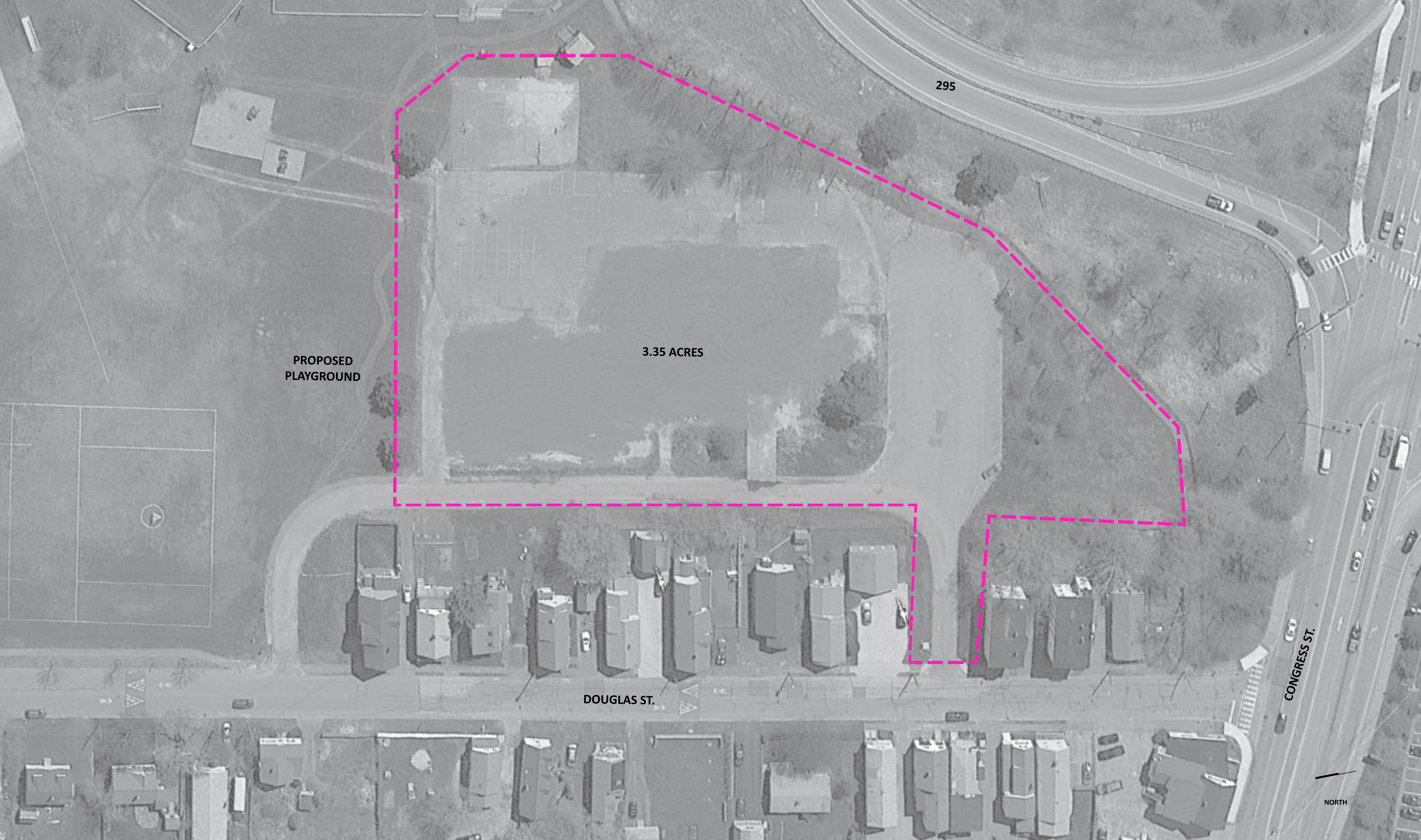
After completion, the project will be managed by Saco Falls Management, as is each project developed by The Szanton Company. Saco Falls Management is a full-service management company formed by The Szanton Company in 2013. We are committed to long-term ownership of each of our housing developments. We have never sold a property, and we don't intend to.



5 - STORY BUILDING (ARCHETYPE ARCHITECTS)



5 - STORY BUILDING (ARCHETYPE ARCHITECTS)

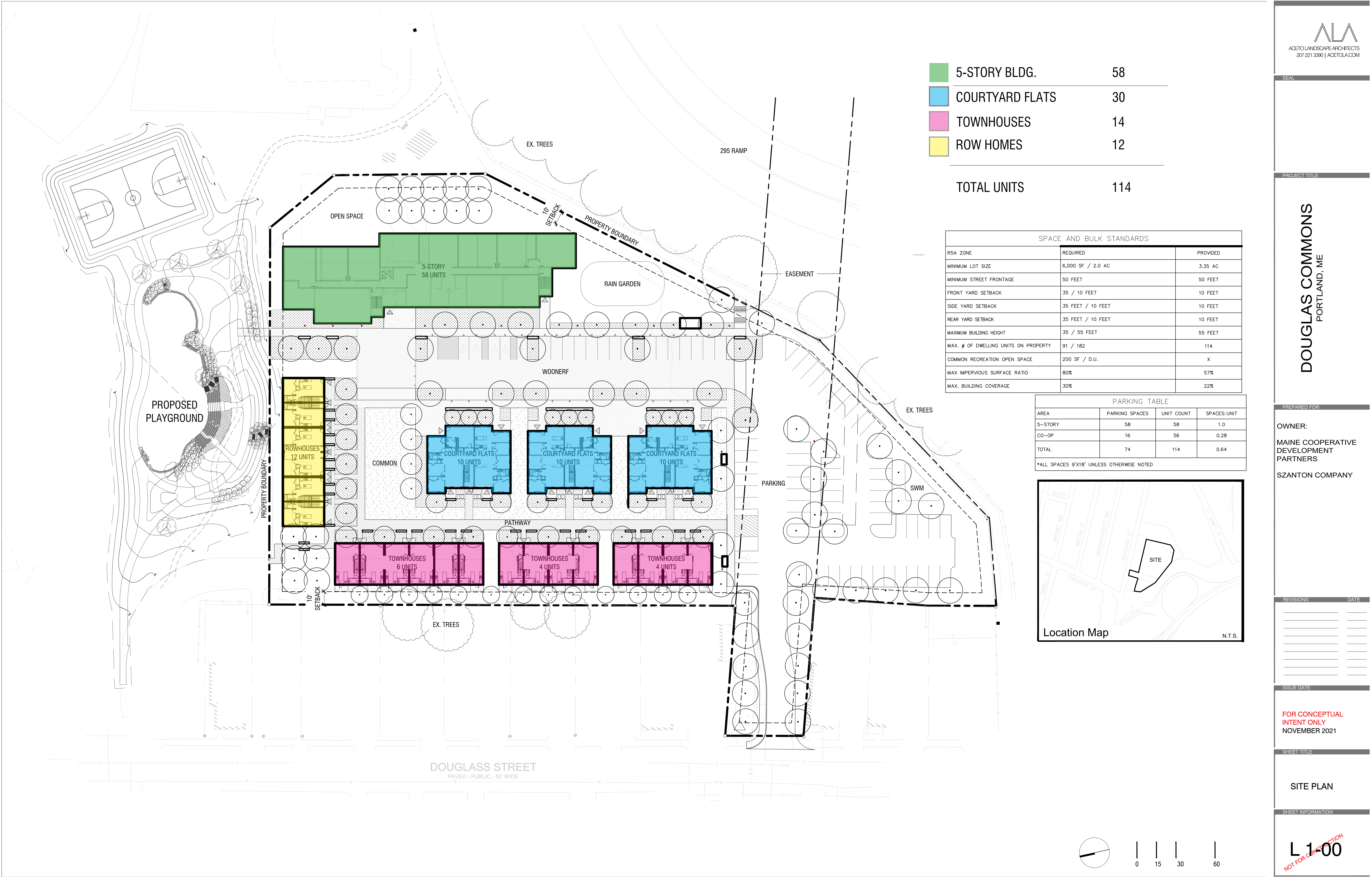




LEGEND

- TAX MAP 78-B-7 & 78-C-2 AS OF AGREEMENT APPROVAL
- MCDP Co-Op PARCEL
- THE SZANTON COMPANY PARCEL

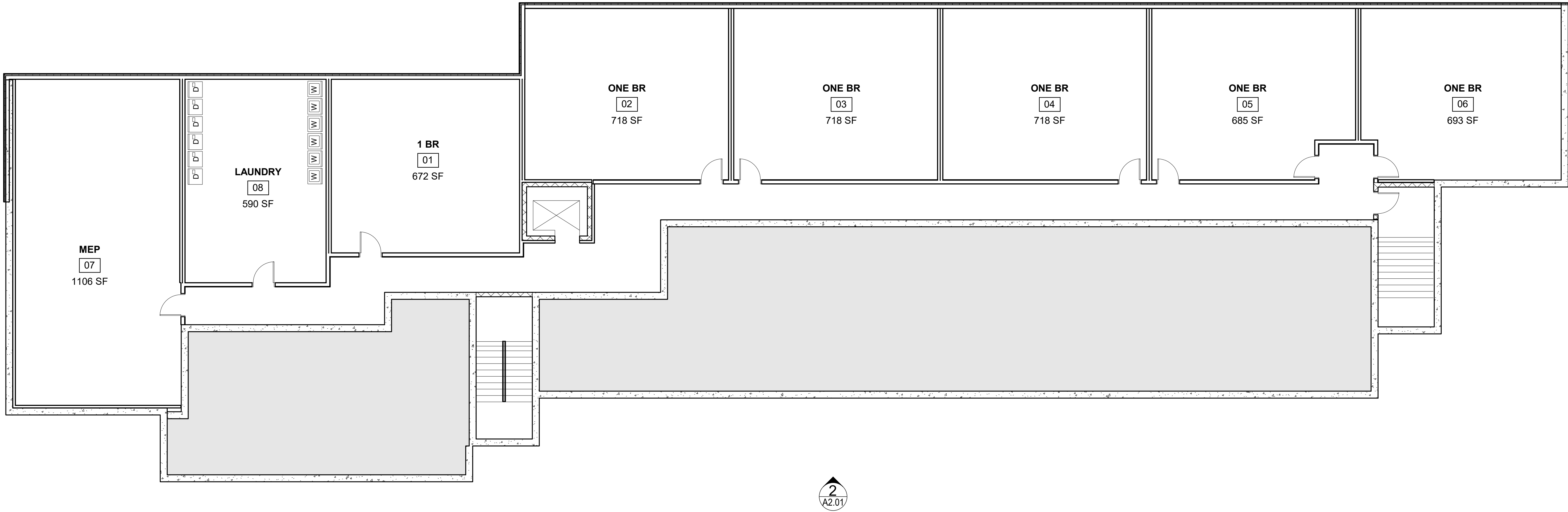
ISSUED FOR	BY
PROPERTY DIVISION TO CLIENT	DATE
	1/28/23
PROJECT NAME/ ADDRESS	
DRAWING NAME: EXHIBIT OF PROPERTY DIVISION - MCDP COOP & THE SZANTON COMPANY	
PROJECT NAME/ ADDRESS: DOUGLASS STREET COMMONS	
CLIENT/OWNER OF RECORD: DOUGLASS COMMONS, LLC	
10 FREE STREET, SECOND FLOOR, PORTLAND ME 04101	
ACORN ENGINEERING, INC. ENGINEERING, INC.	
PO BOX 3372, PORTLAND MAINE 04101	
(207) 753-2555	
FILE:	1154_CIVIL
JN:	1154
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	AWG
CHECKED BY:	SJL/WHs
DRAWING NO.	EX



1

BASEMENT

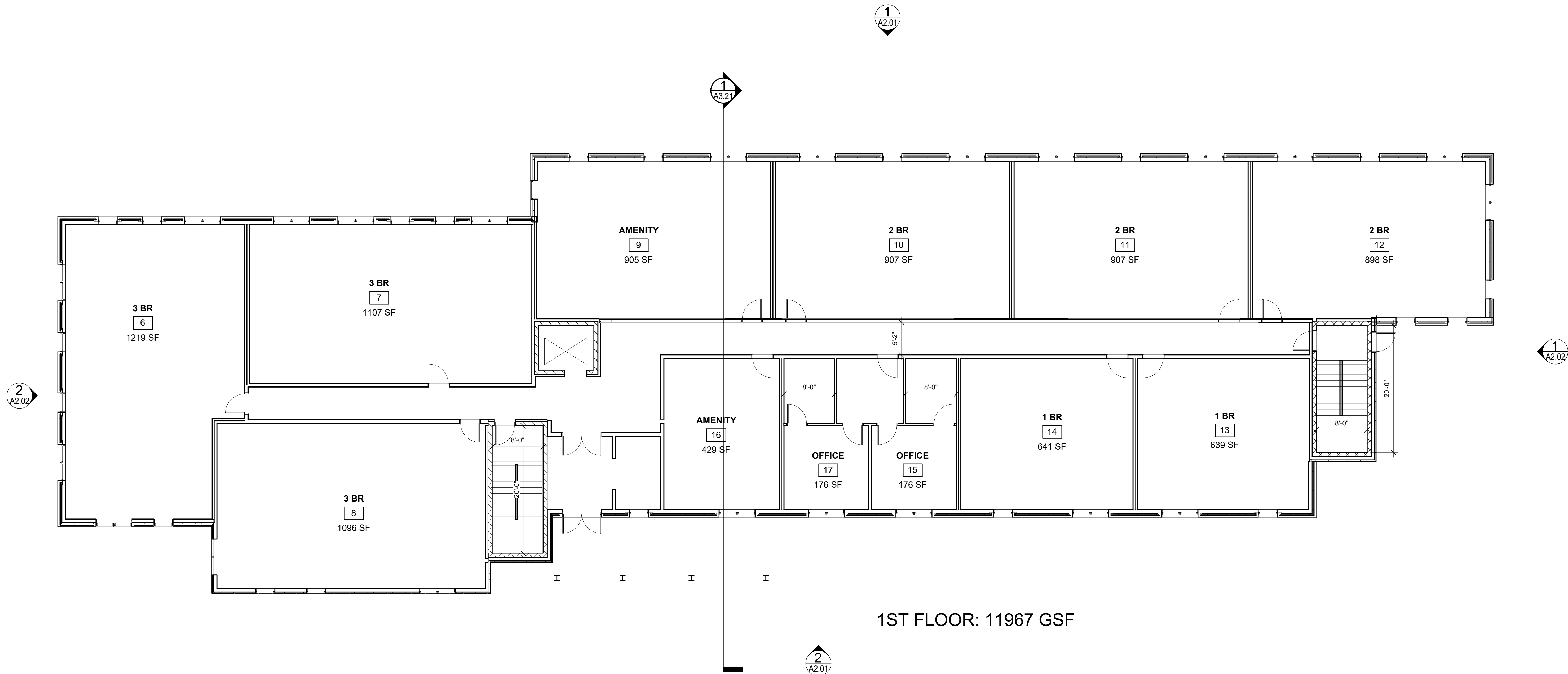
1/8" = 1'-0"



BASEMENT: 7,806 SF

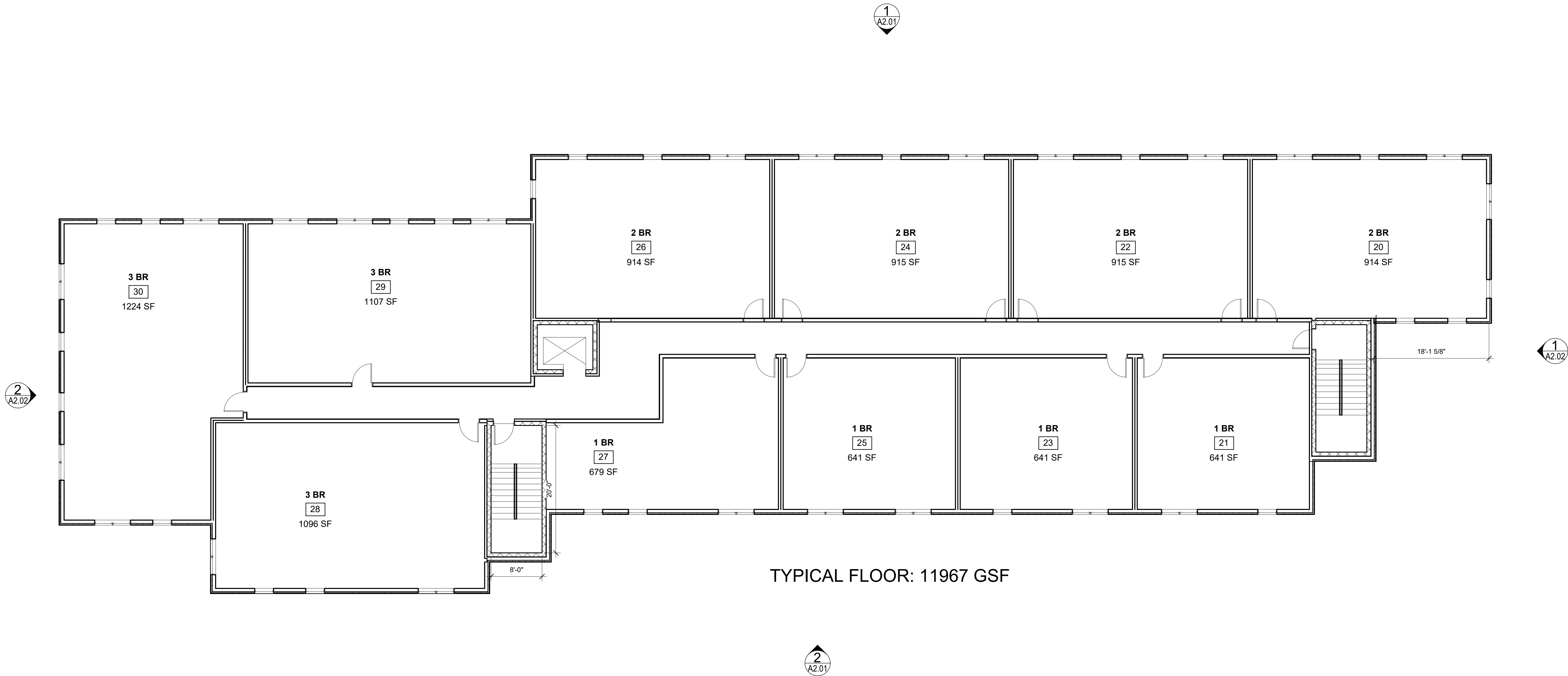
1ST FLOOR
1 BR = 5
2 BR = 2
1 BR = 2

Date: JAN 21, 2022		Scale: 1/8" = 1'-0"	Basement	A1.00
Revisions:				
Project: DOUGLASS STREET APARTMENTS			Address City, State	
Architect: ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM			Consultant:	
Prepared For: Owner			Address City, State	



1 | 1ST FLOOR PLAN
1/8" = 1'-0"

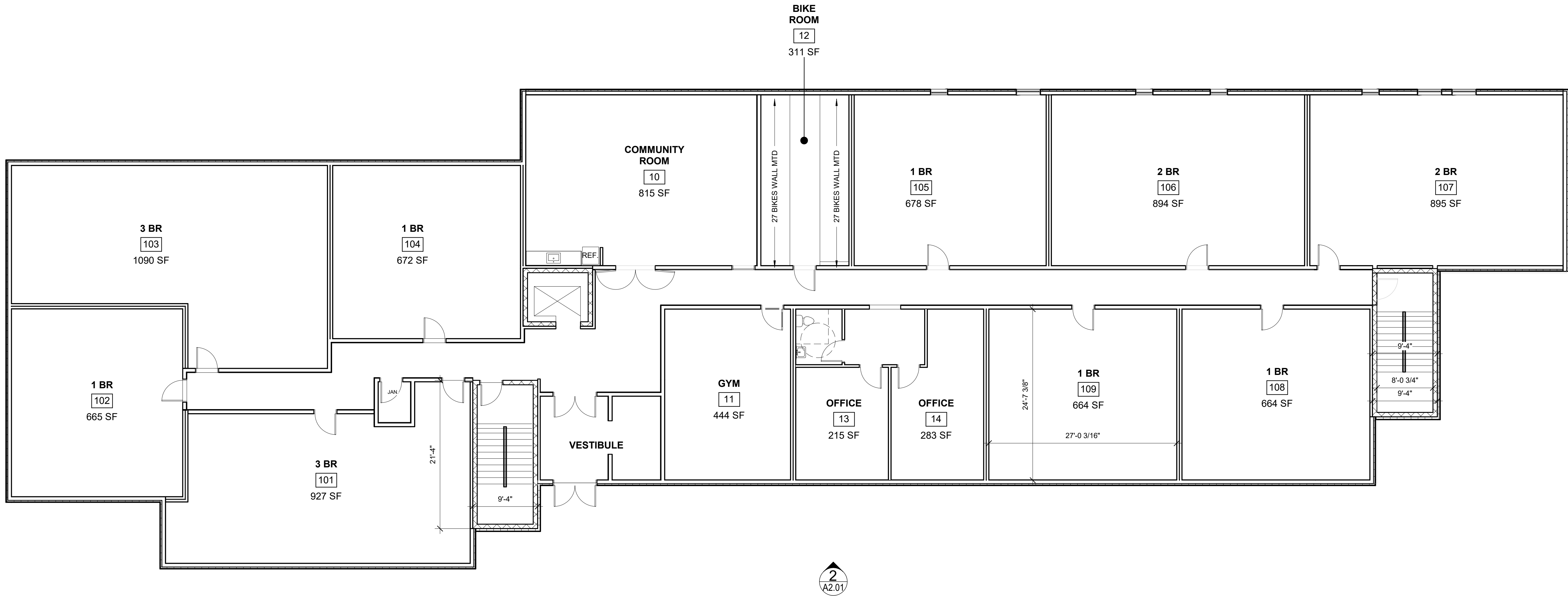
Date: NOV 2021		Scale: 1/8" = 1'-0"	Revisions:	Project: DOUGLASS STREET APARTMENTS	Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHETYPE@ARCHETYPEPEPA.COM	Consultant:	Prepared For:	
							Owner	
A1.01								
14 of 83								



TYPICAL FLOOR: 11967 GSF

1 | FLOORS 2, 3, 4 AND 5 TYPICAL FLOOR PLAN
1/8" = 1'-0"

Date: NOV 2021		Scale: 1/8" = 1'-0"	Typical Floor Plan	A1.02	
Revisions:					
Project:		DOUGLASS STREET APARTMENTS			
Architect:		ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHETYPE@ARCHETYPEPEPA.COM			
Consultant:					
Prepared For:		Owner			
		Address City, State			



1 | 1ST FLOOR PLAN
1/8" = 1'-0"

1ST FLOOR: 11,890 SF

1ST FLOOR
1 BR = 5
2 BR = 2
1 BR = 2

TOTAL BUILDING
1 BR = 35
2 BR = 18
1 BR = 10
TOTAL UNITS = 63

BASEMENT: 7,806 SF	
1ST FLOOR: 11,890 SF	
FLOORS 2, 3, 4: 11,890 SF X 3	
5TH FLOOR: 11,890 SF	TOTAL: 67,256 GSF

Owner

Prepared For:

Architect:

Consultant:

Project:

DOUGLASS STREET
APARTMENTS

Address:

City, State

Date:

JAN 21, 2022

Scale:

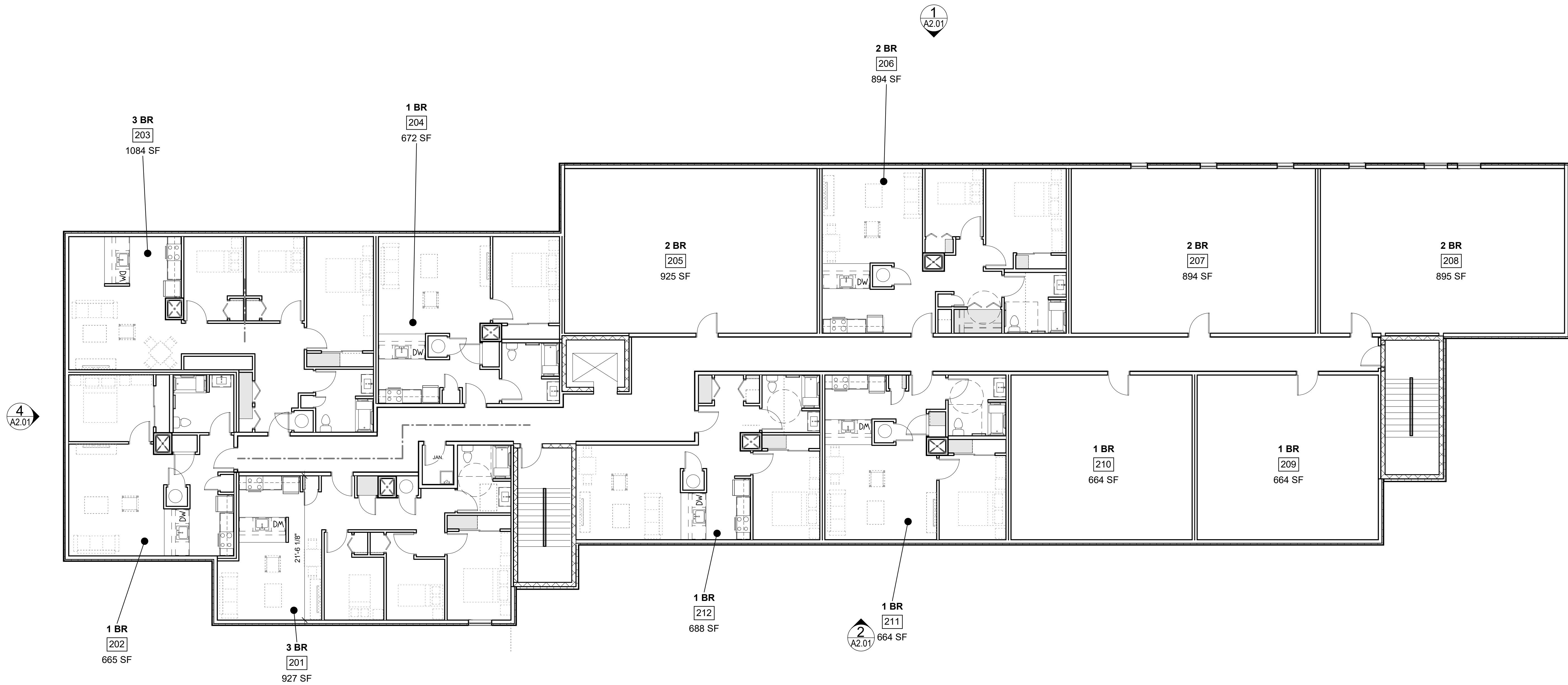
1/8" = 1'-0"

Revisions:

First Floor

A1.01

16 of 83



1 | FLOORS 2, 3, 4 TYPICAL FLOOR PLAN
1/8" = 1'-0"

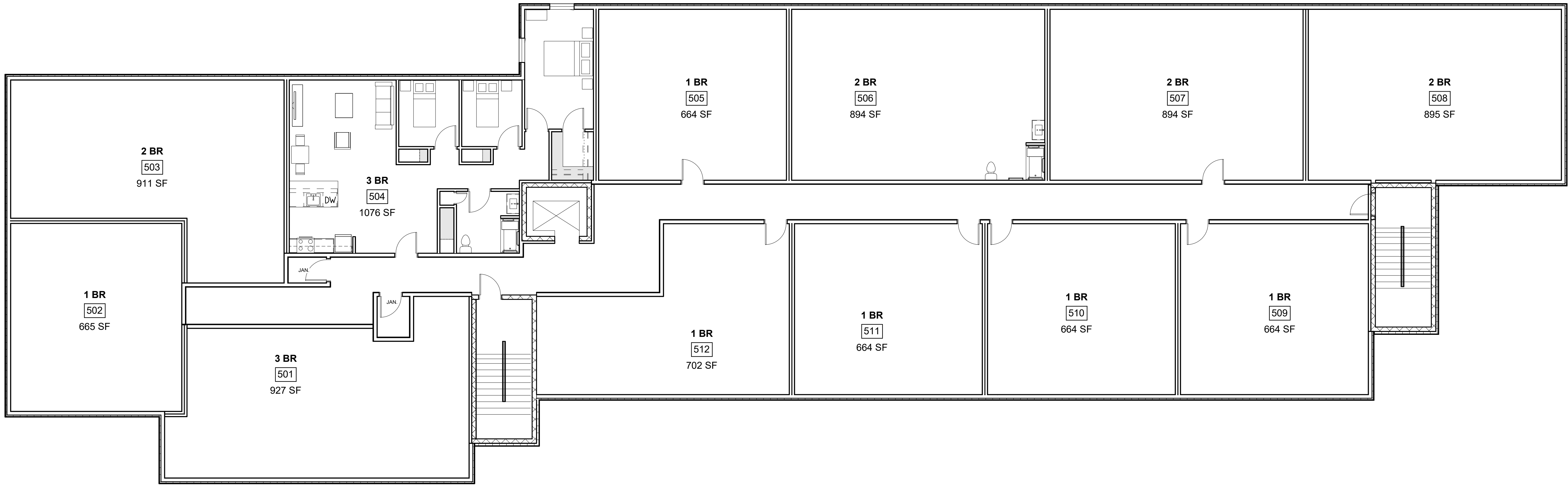
TYPICAL FLOOR (2, 3, & 4): 11,890 SF

TYPICAL FLOOR
1 BR = 6
2 BR = 4
1 BR = 2

Date: JAN 21, 2022	Scale: 1/8" = 1'-0"	Typical Floor Plan	Revisions:	Project: DOUGLASS STREET APARTMENTS	Architect:	Consultant:	Prepared For:
					ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM	Owner Address City, State	

A1.02

17 of 83



1 | 5TH FLOOR
1/8" = 1'-0"

5TH FLOOR: 11,890 SF

5TH FLOOR
1 BR = 6
2 BR = 4
3 BR = 2

Date: JAN 21, 2022	Scale: 1/8" = 1'-0"	Fifth Floor Plan	A1.05 18 of 83
Revisions:		Project: DOUGLASS STREET APARTMENTS Address City, State	
Architect:  ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM		Consultant:	
Prepared For:		Owner Address City, State	

Attachment: 43 Douglass Street (Dougherty Court) Project Summary

Dougherty Commons Project Narrative

Maine Cooperative Development Partners is a new company owned by Portland residents committed to building neighborhoods where the elements that constitute quality of life—access to green space, healthy lifestyles, community, privacy, and affordability—are not at odds with each other. Grounding principles for this work are creating equitable communities; walkable and transit-oriented neighborhoods; building healthy buildings; and celebrating beauty, art, and the natural environment. We use Limited Equity Cooperatives as a form of ownership to create options for people of all ages, backgrounds, and incomes to live in harmony with nature and their neighbors.

Dougherty Court is a workforce housing development that has been thoughtfully designed to incorporate walkability, transit, energy- efficient buildings, indoor and outdoor community spaces, safe space for children to play, access to nature, and has incentives for people to stay and invest in the neighborhood long term. We are honored to be chosen by the city to create a new generation of neighborhoods for the city's residents, and are excited to bring new options for ownership and community engagement to our neighbors.

43 and 91 Douglass Street (078 C002 and a portion of 078 B007 together with the 60 ft. wide proposed street between the two parcels) is one of four parcels chosen by the Portland City Council in 2019 to be redeveloped as workforce housing. Maine Cooperative Development Partners were chosen to develop this property and two other properties in 2020 and the project is expected to be completed in 2024. The land in Portland comprises about 3.4 acres, and is within walking distance of many stores, the train station, the University of Southern Maine, and adjacent to the #4, #5, and #9 bus lines. The property is zoned 5A, which allows multifamily housing and PRUD development. The project proposal included a partnership with The Szanton Company, which will build a 63 unit LIHTC project on the same site.

Description of how housing and facilities in the development will be operated after completion

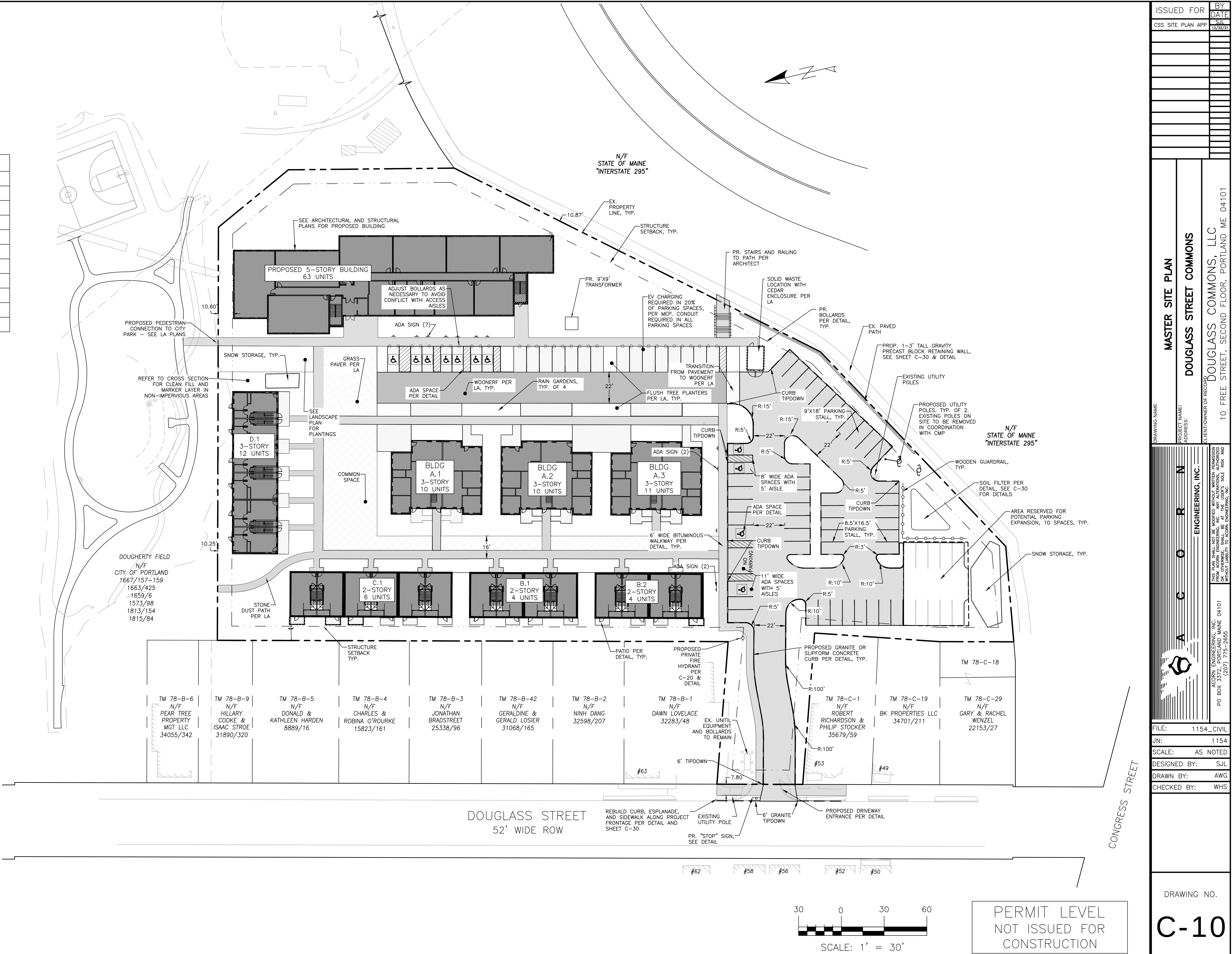
The housing will be governed by the Cooperative's Board made up of residents, and professionally managed through a contract with Portland Housing Authority. Areas of the property shared with the Szanton Company will be managed collaboratively.



- GENERAL NOTES:
1. ALL BRICK SIDEWALK AND VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REBUILT TO CITY OF PORTLAND STANDARD.
 2. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF PORTLAND STANDARDS.
 3. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
 4. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 5. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
 6. ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
 7. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.

SPACE AND BULK STANDARDS		
R5A ZONE	REQUIRED	PROVIDED
MINIMUM LOT SIZE	2.00 AC	3.35 AC
MINIMUM STREET FRONTAGE	50'	50'
FRONT YARD SETBACK	35' / 10' **	10'
SIDE YARD SETBACK	35' / 10' **	10'
REAR YARD SETBACK	35' / 10' **	10'
MAXIMUM BUILDING HEIGHT	35' / 55' **	53'
MAX. # OF DWELLING UNITS ON PROPERTY	91 / 182 **	120
COMMON RECREATION OPEN SPACE	200 SF / D.U.	346 SF / D.U.
MAX. BUILDING COVERAGE	30%	22%
** R5A PRUD STANDARDS		

PARKING TABLE			
AREA	PARKING SPACES	UNIT COUNT	SPACES:UNIT
5-STORY	56	63	0.87
2 & 3-STORIES	13	57	0.25
TOTAL	69 *	120	0.61
EV CHARGING	14		
* ALL SPACES 9'X18' UNLESS OTHERWISE NOTED			
** 10 ADDITIONAL PARKING SPACES ALLOCATED ON SITE IF NECESSARY			
*** OFF-STREET PARKING REQUIREMENTS WAIVED PER SEC. 14-332.2.b			



ISSUED FOR

BY

CSS SITE PLAN APP

SJL

12/22/21

MASTER SITE PLAN

DOUGLASS STREET COMMONS

DOUGLASS COMMONS, LLC

10 FREE STREET, SECOND FLOOR, PORTLAND ME 04101

DRAWING NAME:

PROJECT NAME/ ADDRESS:

CLIENT/OWNER OF RECORD:

ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER. ANY CHANGES SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.

PO BOX 3372, PORTLAND MAINE 04101

(207) 775-2555

FILE:

1154_CIVIL

JN:

1154

SCALE:

AS NOTED

DESIGNED BY:

SJL

DRAWN BY:

AWG

CHECKED BY:

WHS

DRAWING NO.

C-10



VIEW 1 - WOONERF



VIEW 2 - WOONERF



VIEW 3 - COMMON



VIEW 4 - COMMON



VIEW 1 - WOONERF



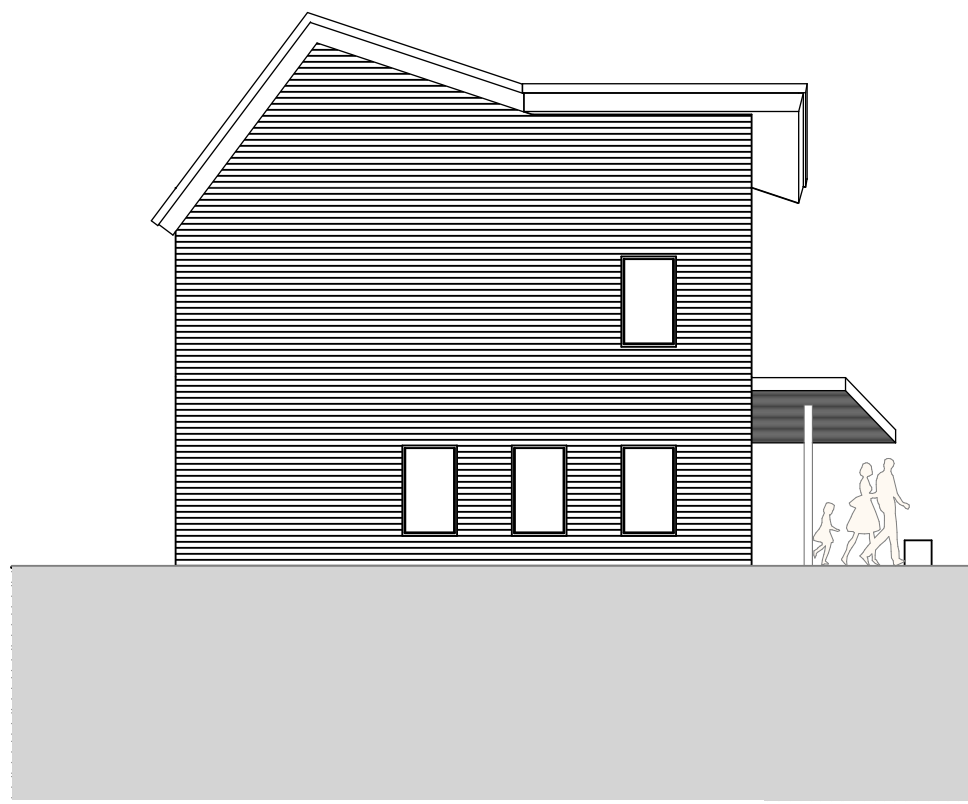
VIEW ACROSS PARKING LOT



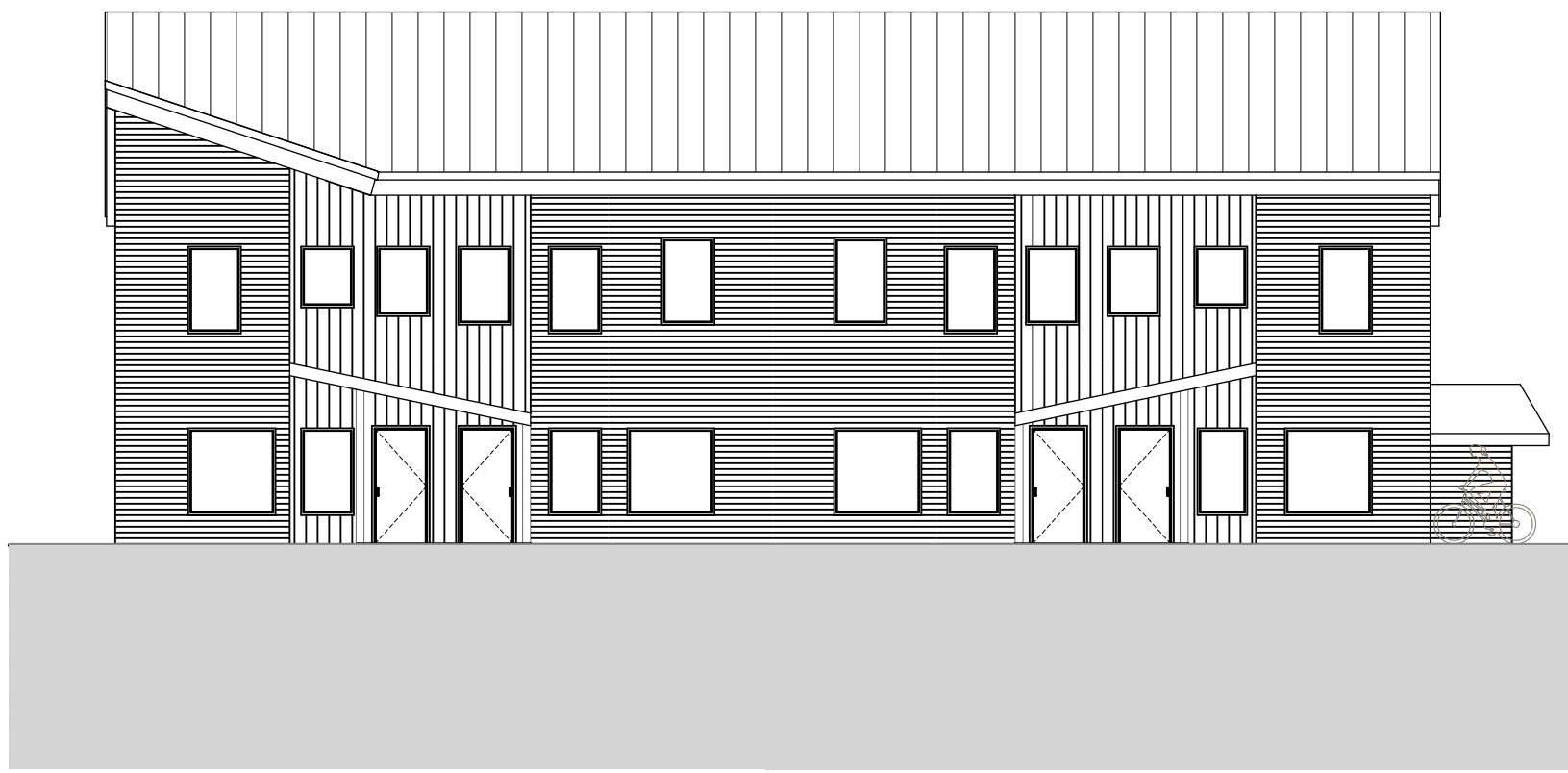
VIEW DOWN PATH



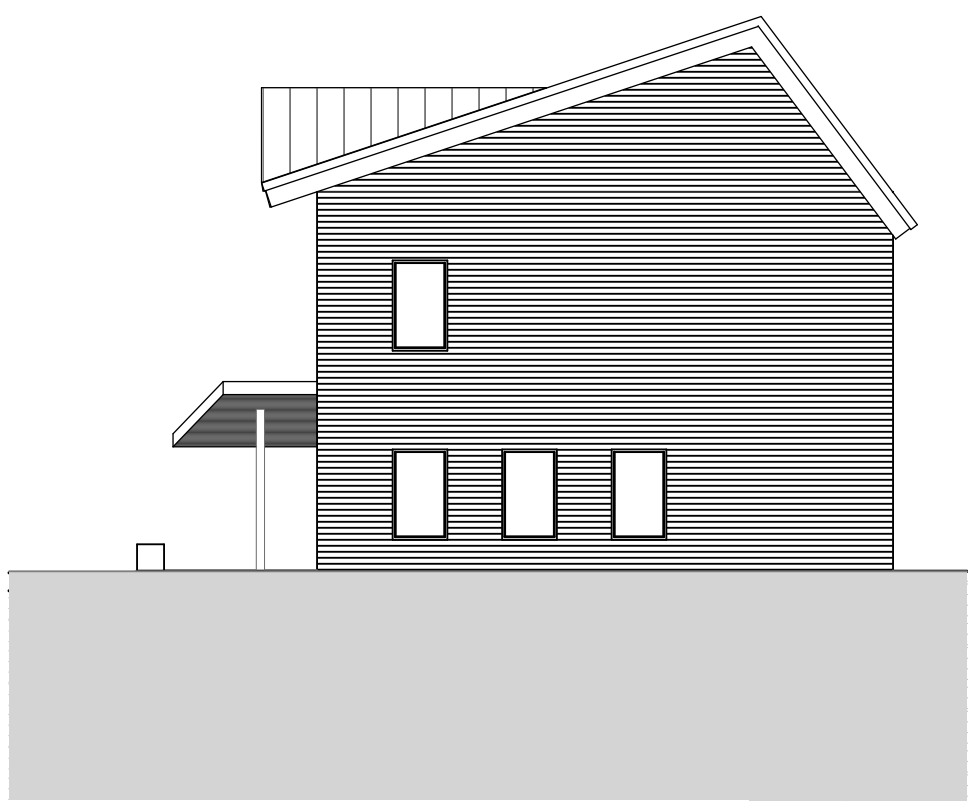
3D Views



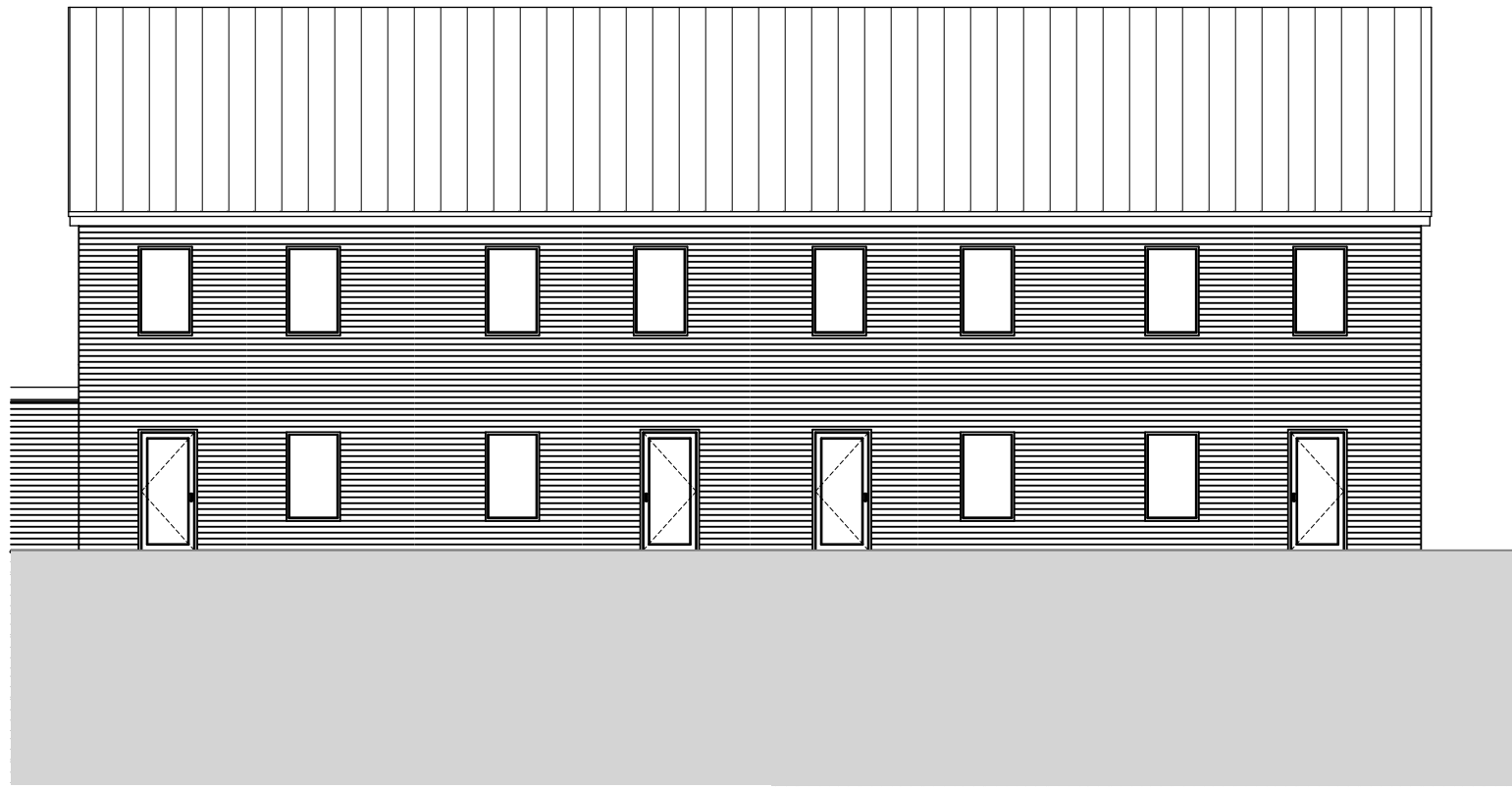
TOWNHOME, SIDE ELEVATION



TOWNHOME, ENTRY ELEVATION



TOWNHOME, SIDE ELEVATION



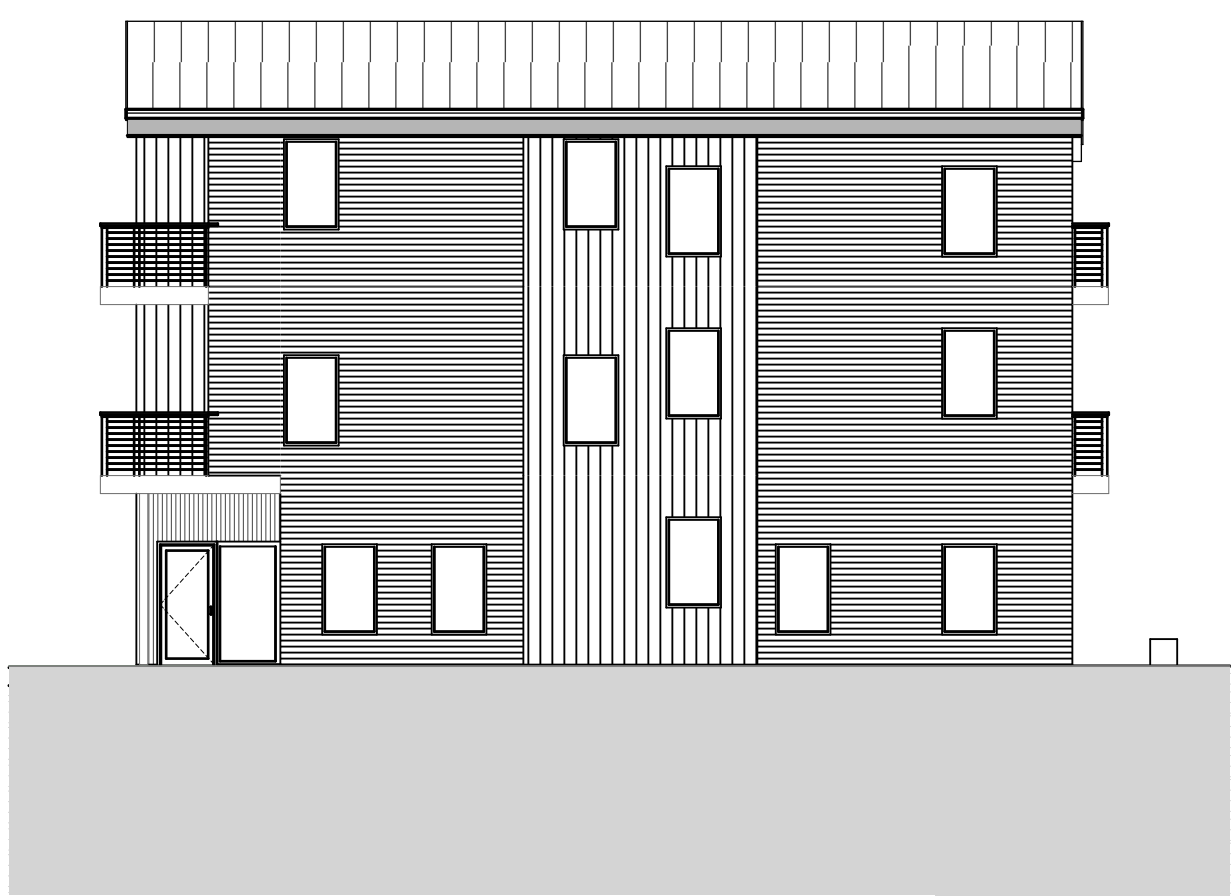
TOWNHOME, PATIO ELEVATION



COMMUNITY FLATS, SIDE ELEVATION



COMMUNITY FLATS, LOBBY ELEVATION



COMMUNITY FLATS, SIDE ELEVATION



COMMUNITY FLATS, PATIO ELEVATION



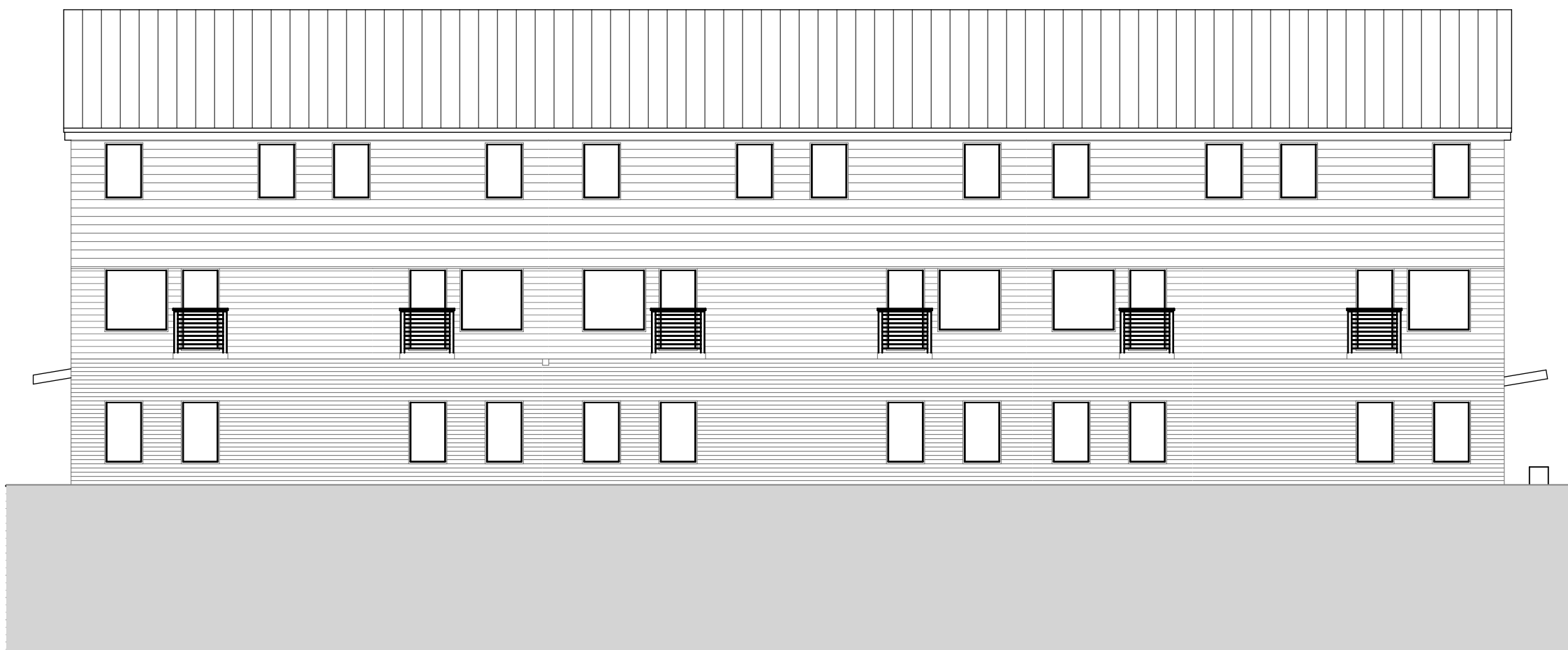
ROWHOME, SIDE ELEVATION



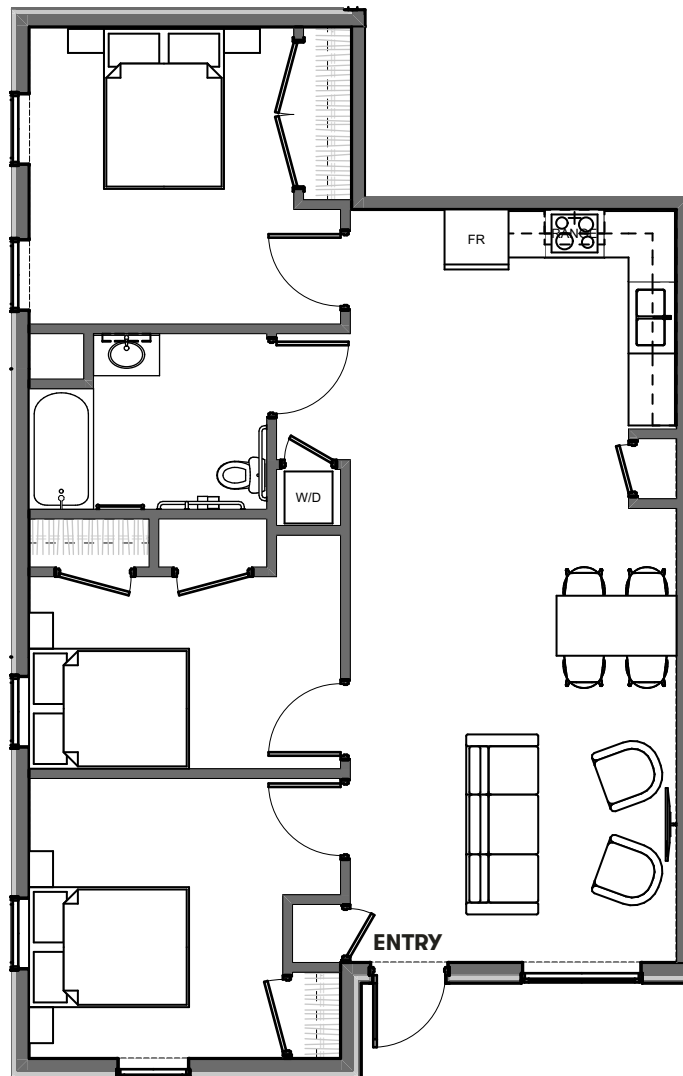
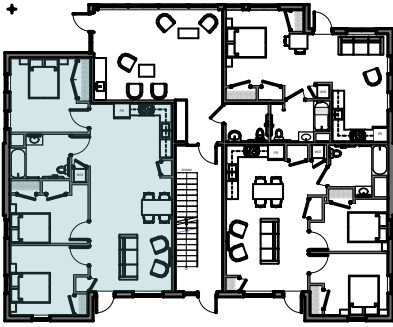
ROWHOME, ENTRY ELEVATION



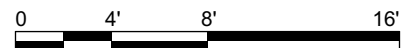
ROWHOME, SIDE ELEVATION



ROWHOME, BACK ELEVATION



3 Bedroom | 1,001 SF



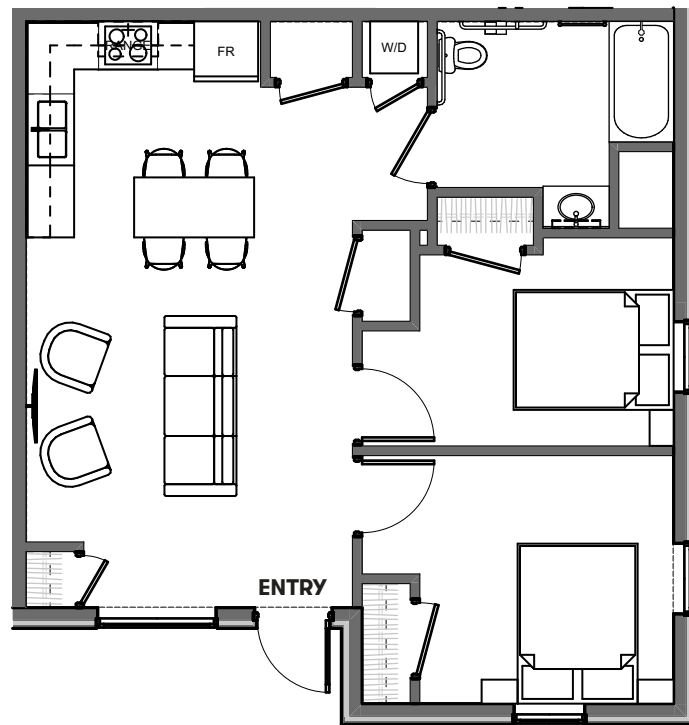
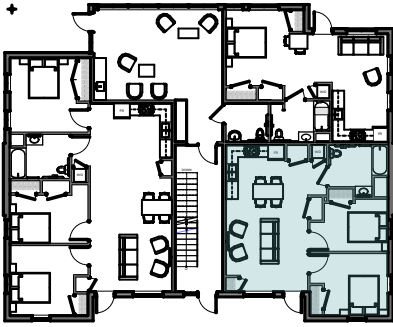
**Kaplan
Thompson
Architects**

Community Flats: 3 Bedroom, First Floor

Douglass St Co-Op

102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

Maine Community Development Partners
Lambert St Portland ME 04101



2 Bedroom | 711 SF



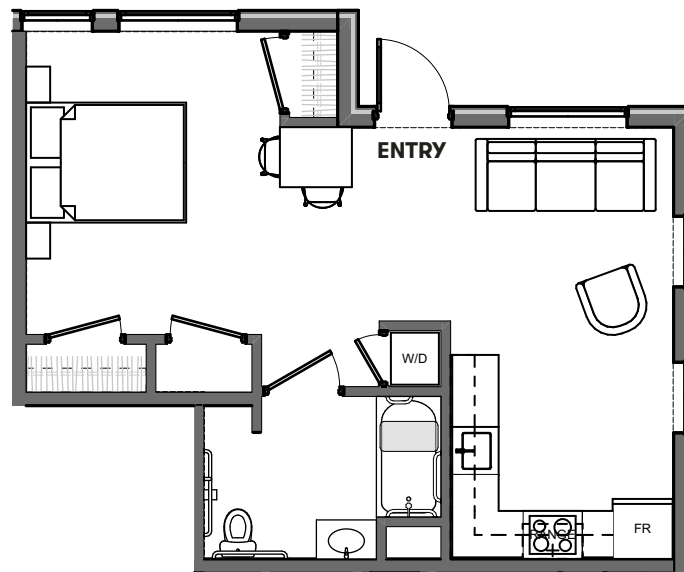
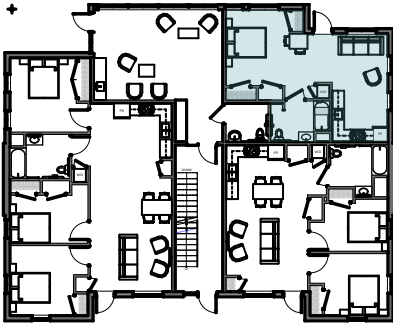
**Kaplan
Thompson
Architects**

102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

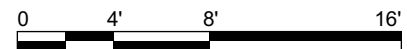
Community Flats: 2 Bedroom, First Floor

Douglass St Co-Op

Maine Community Development Partners
Lambert St Portland ME 04101



Studio | 486 SF



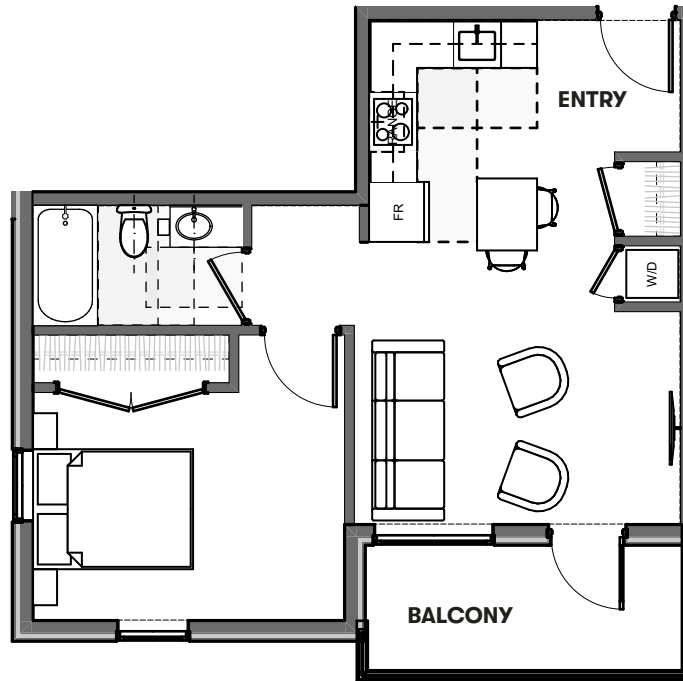
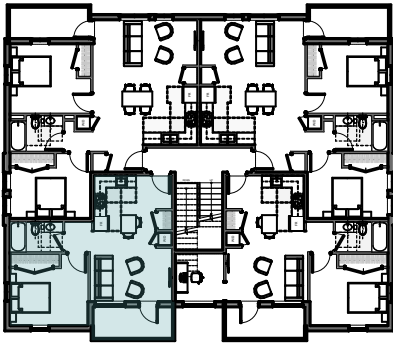
**Kaplan
Thompson
Architects**

Community Flats: Studio, First Floor

Douglass St Co-Op

102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

Maine Community Development Partners
Lambert St Portland ME 04101



1 Bedroom | 511 SF



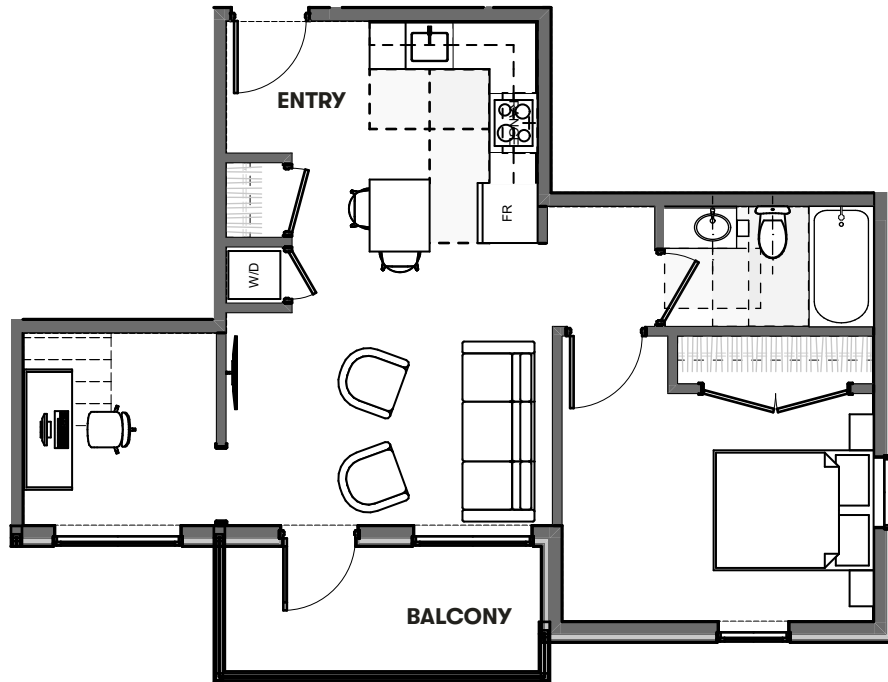
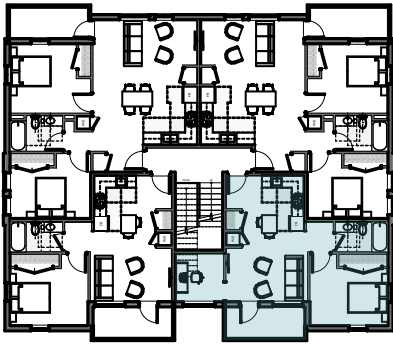
**Kaplan
Thompson
Architects**

102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

Community Flats: 1 Bedroom, 2nd & 3rd Floor

Douglass St Co-Op

Maine Community Development Partners
Lambert St Portland ME 04101



1 Bedroom w/ Bonus Room | 579 SF



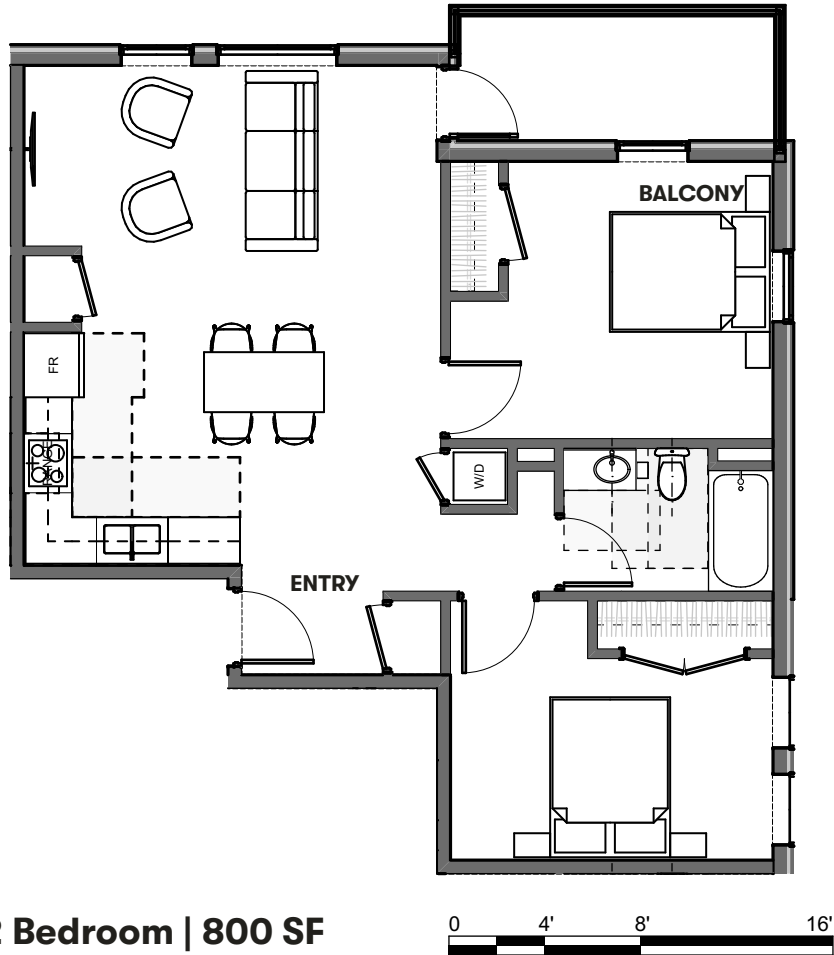
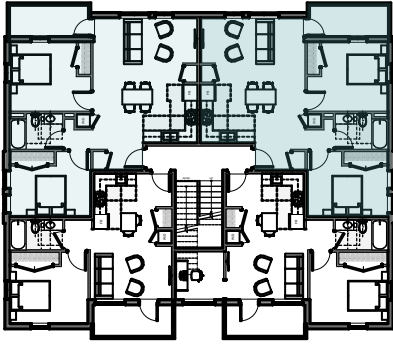
**Kaplan
Thompson
Architects**

102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

Community Flats: 1 Bedroom, 2nd & 3rd Floor

Douglass St Co-Op

Maine Community Development Partners
Lambert St Portland ME 04101



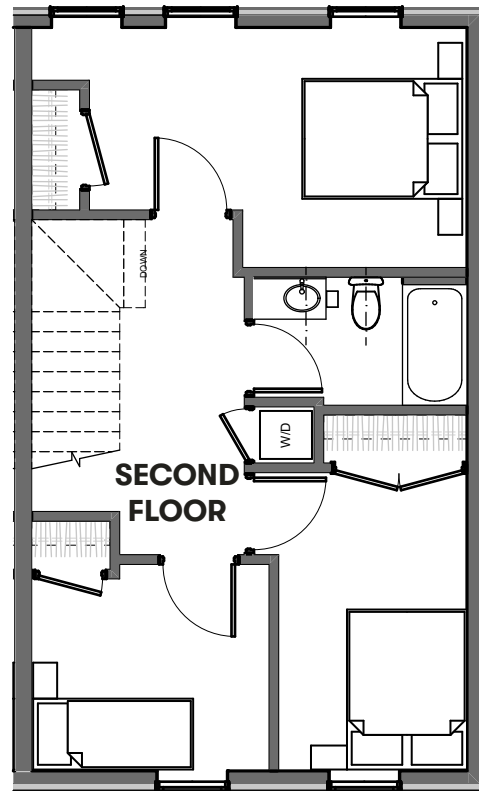
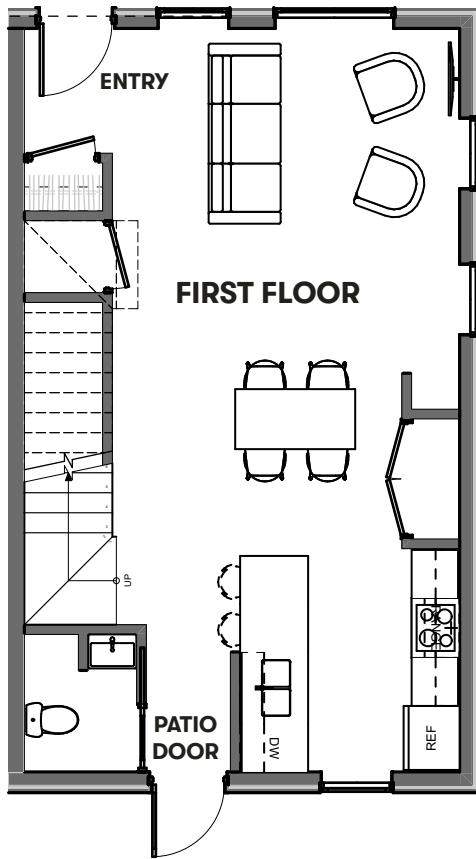
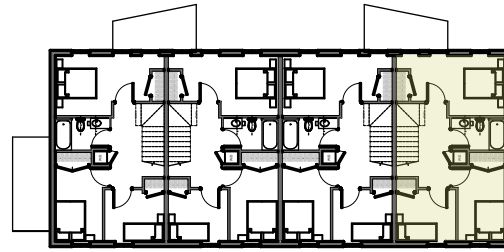
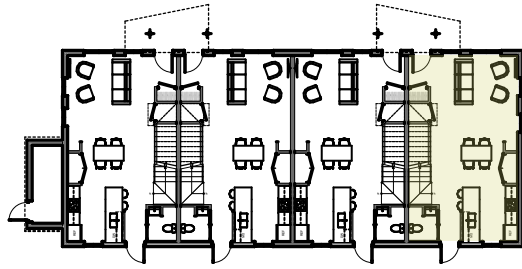
Kaplan
Thompson
Architects

Community Flats: 2 Bedroom, 2nd & 3rd Floor

Douglass St Co-Op

102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

Maine Community Development Partners
Lambert St Portland ME 04101



**1st & 2nd Floor | 2-Story, 3
Bedroom - 1,120 SF**



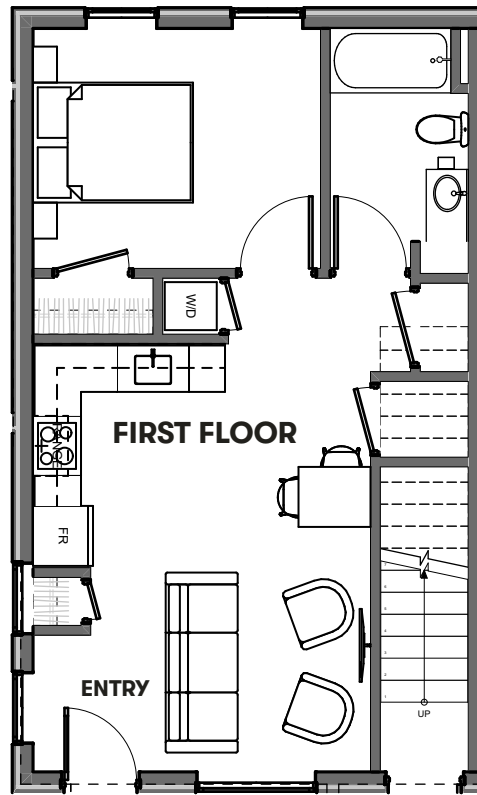
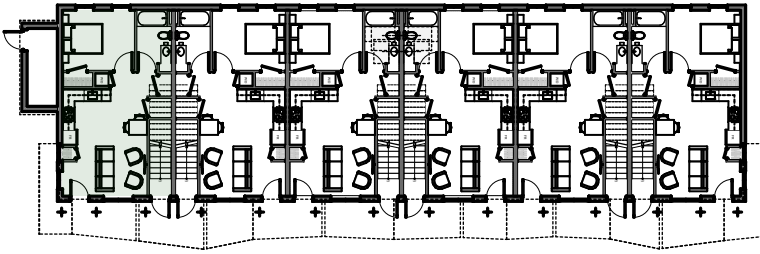
**Kaplan
Thompson
Architects**

102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

Townhome: 3 Bedroom

Douglass St Co-Op

Maine Community Development Partners
Lambert St Portland ME 04101



1st Floor | 1 Bedroom - 613 SF



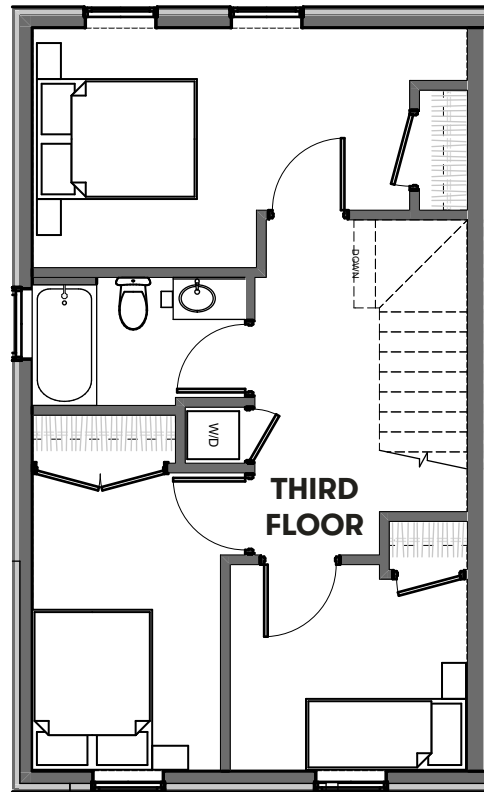
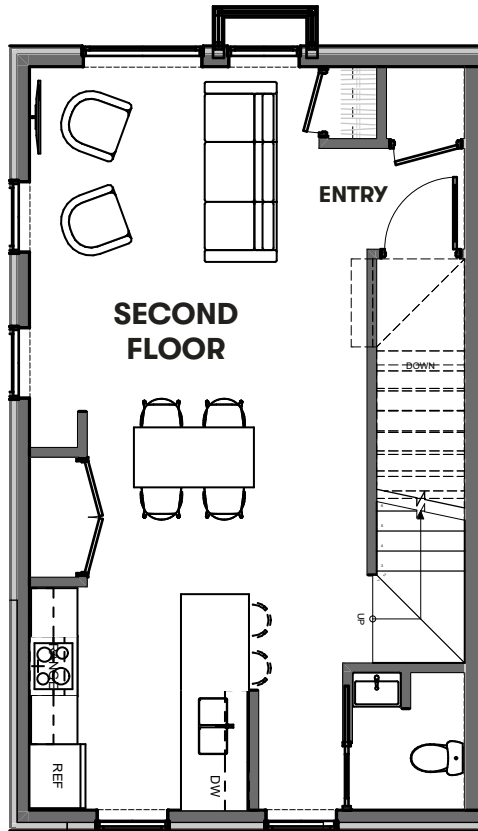
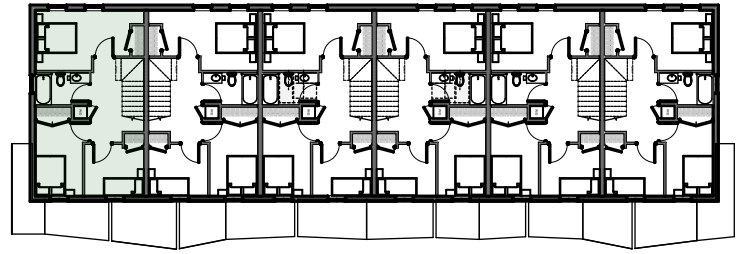
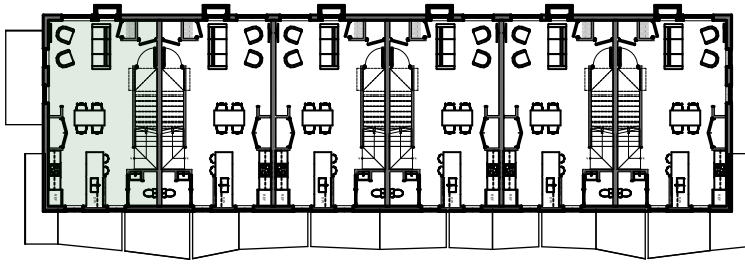
**Kaplan
Thompson
Architects**

102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

Rowhome: 1 Bedroom

Douglass St Co-Op

Maine Community Development Partners
Lambert St Portland ME 04101



**2nd & 3rd Floor | 2-Story,
3 Bedroom - 1,134 SF**



Attachment: Lambert Woods South Project Summary

Lambert Woods South Project Narrative

Maine Cooperative Development Partners is a new company owned by Portland residents committed to building neighborhoods where the elements that constitute quality of life—access to green space, healthy lifestyles, community, privacy, and affordability—are not at odds with each other. Grounding principles for this work are creating equitable communities; walkable and transit-oriented neighborhoods; building healthy buildings; and celebrating beauty, art, and the natural environment. We use Limited Equity Cooperatives as a form of ownership to create options for people of all ages, backgrounds, and incomes to live in harmony with nature and their neighbors.

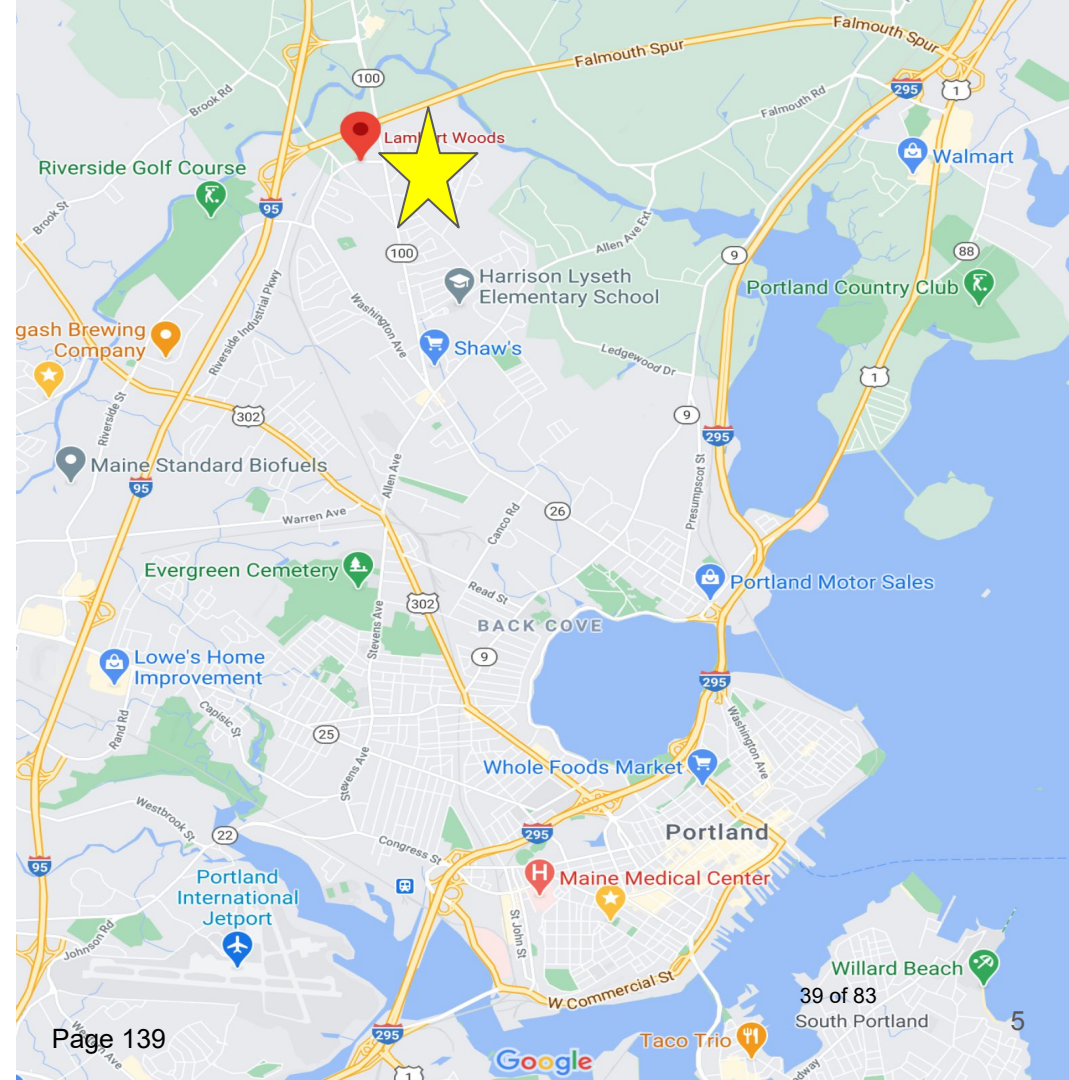
Lambert Woods South is a workforce housing development that has been thoughtfully designed to incorporate walkability, transit, energy- efficient buildings, indoor and outdoor community spaces, safe space for children to play, access to nature, and has incentives for people to stay and invest in the neighborhood long term. We are honored to be chosen by the city to create a new generation of neighborhoods for the city's residents, and are excited to bring new options for ownership and community engagement to our neighbors.

165 Lambert (CBL 385 A001 and 386 C001) is one of four parcels chosen by the Portland City Council in 2019 to be redeveloped as workforce housing. Maine Cooperative Development Partners were chosen to develop this property and two other properties in 2020 and the project is expected to be completed in 2024. The land in Portland's North Deering Neighborhood is just over 13 acres of wooded land, of which about half is wetlands. The site is on a quiet stretch of Washington Ave between two busy arterial roads - Auburn and Lambert Streets - and is adjacent to residential areas and light industrial uses. It is less than a quarter mile from the Falmouth Spur highway, $\frac{3}{4}$ of mile from a shopping area, and at terminus of the #9 metro bus line loop, which provides frequent service to all the middle and high schools, services, and downtown area. The land is currently zoned R3, which allows for PRUD residential development.

Description of how housing and facilities in the development will be operated after completion

The housing will be governed by the Cooperative's Board made up of residents, and professionally managed through a contract with Portland Housing Authority.

Site Location



Wetlands





VIEW ALONG MEWS W/ RAIN GARDENS

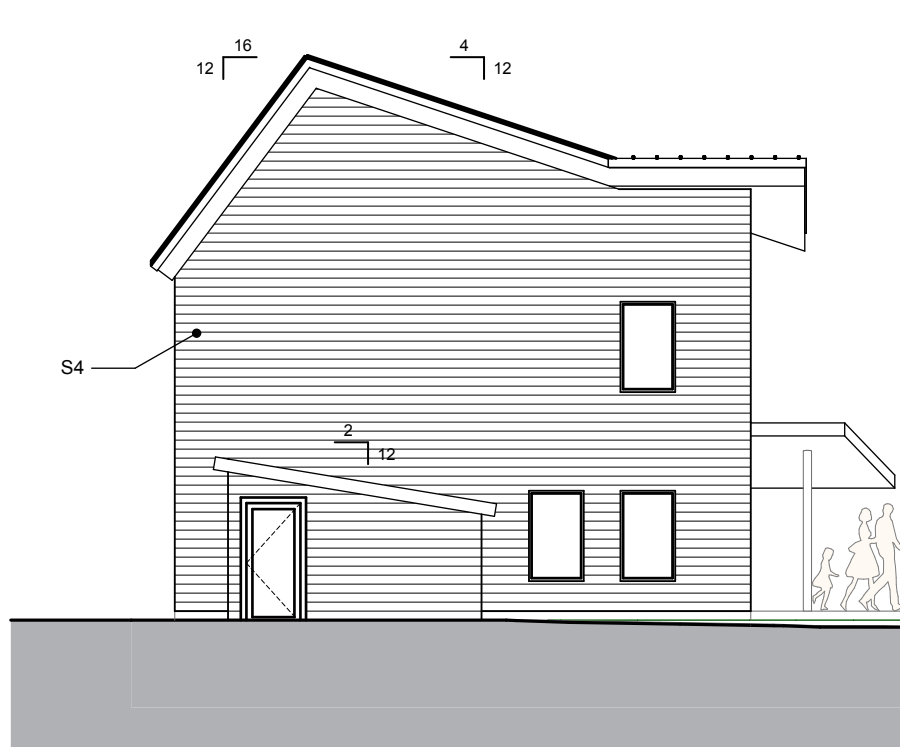


VIEW ALONG MEWS W/ RAIN GARDENS

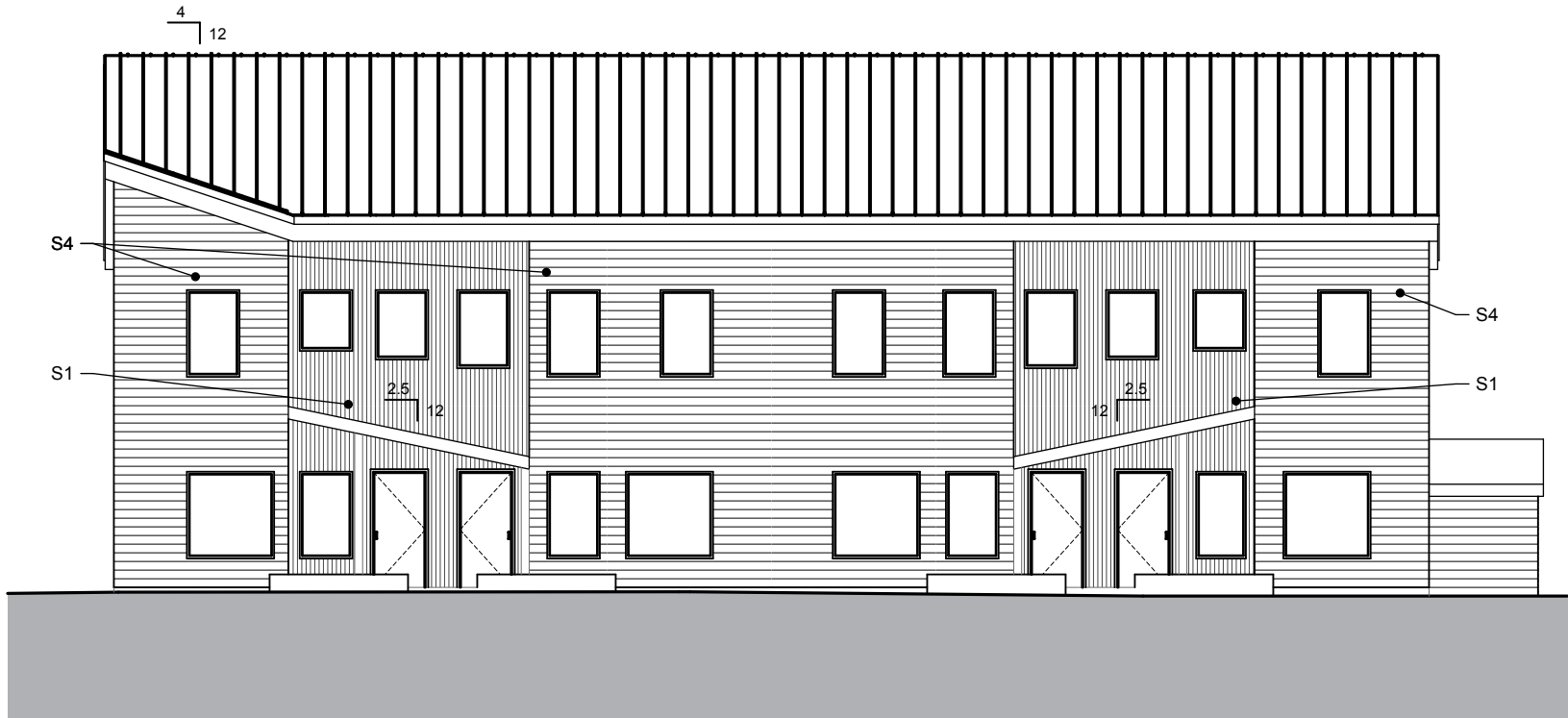


VIEW ALONG CENTRAL COMMON TOWARD PAVILLION

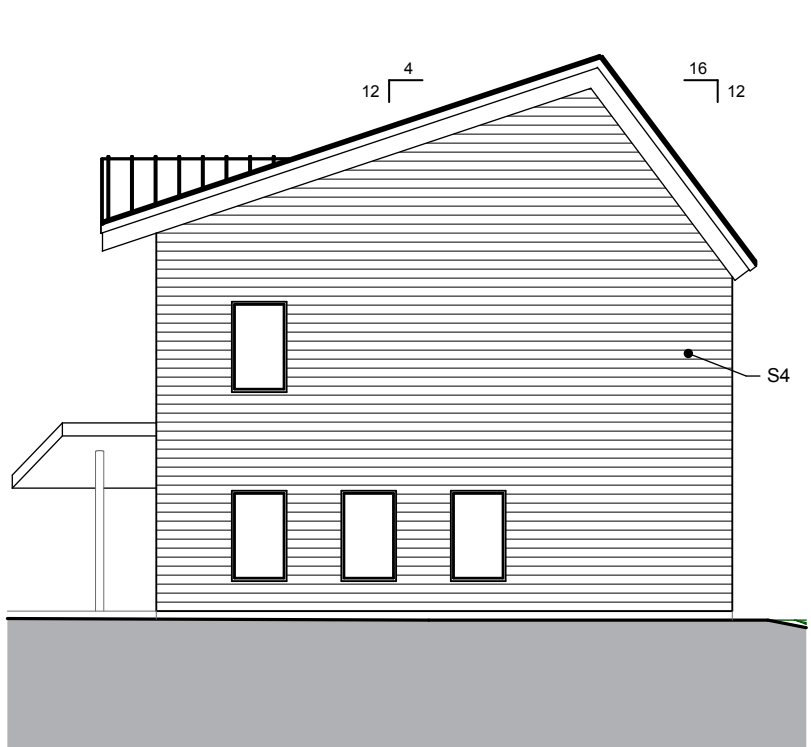




**TOWNHOME, SIDE ELEVATION
BUILDINGS B.1 & B.2**



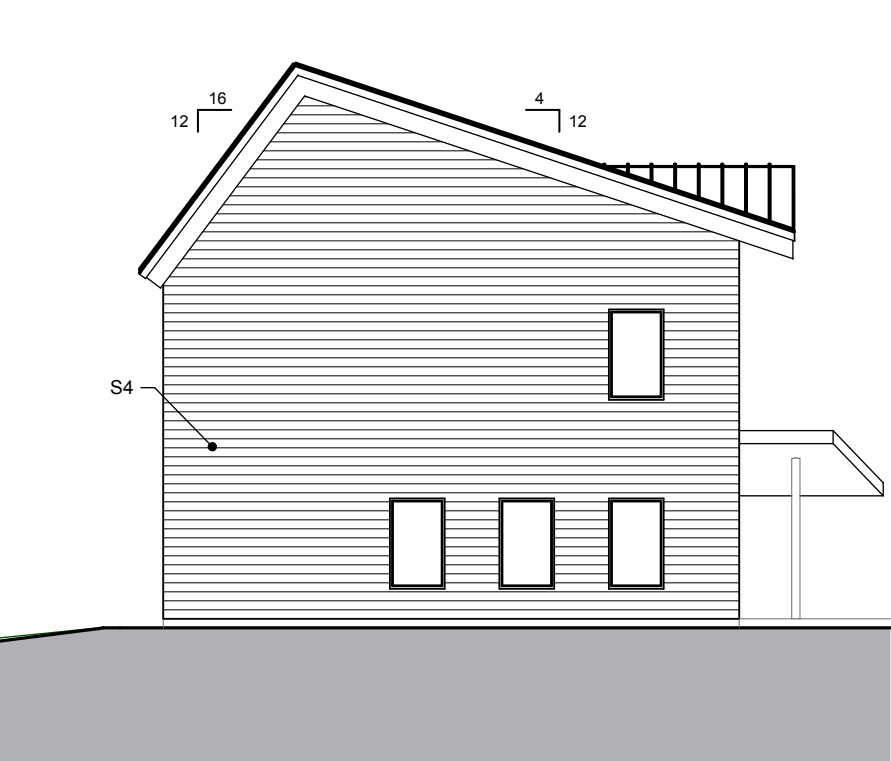
**TOWNHOME, ENTRY ELEVATION
BUILDINGS B.1 & B.2**



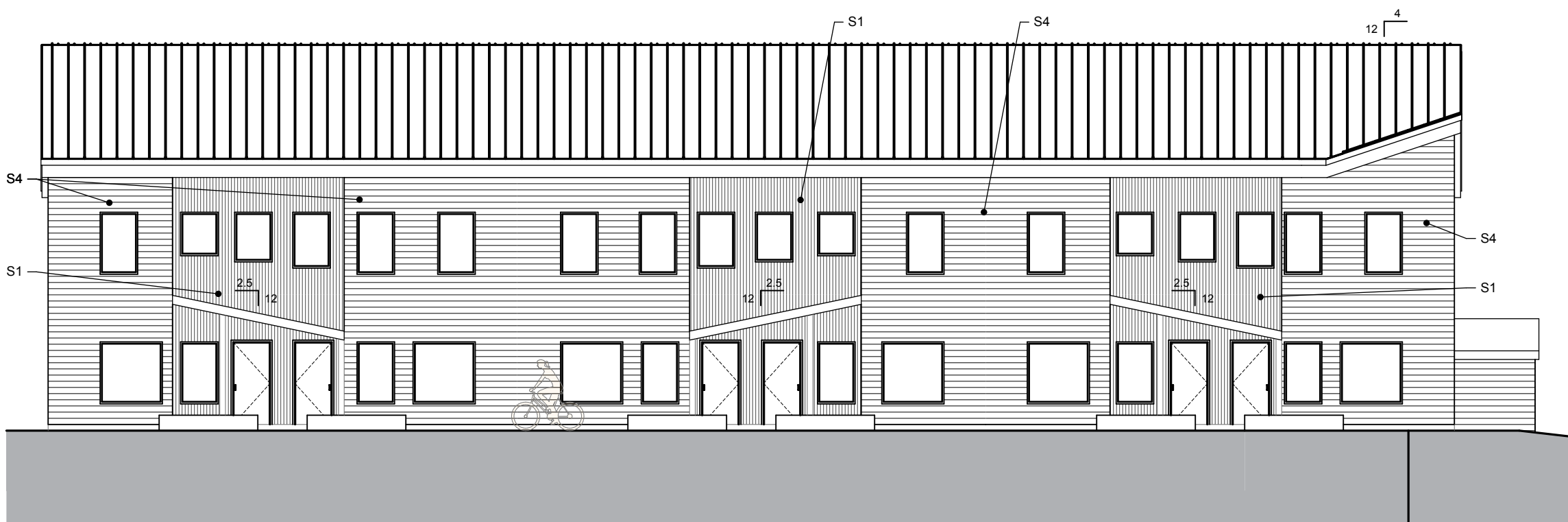
**TOWNHOME, SIDE ELEVATION
BUILDINGS B.1 & B.2**



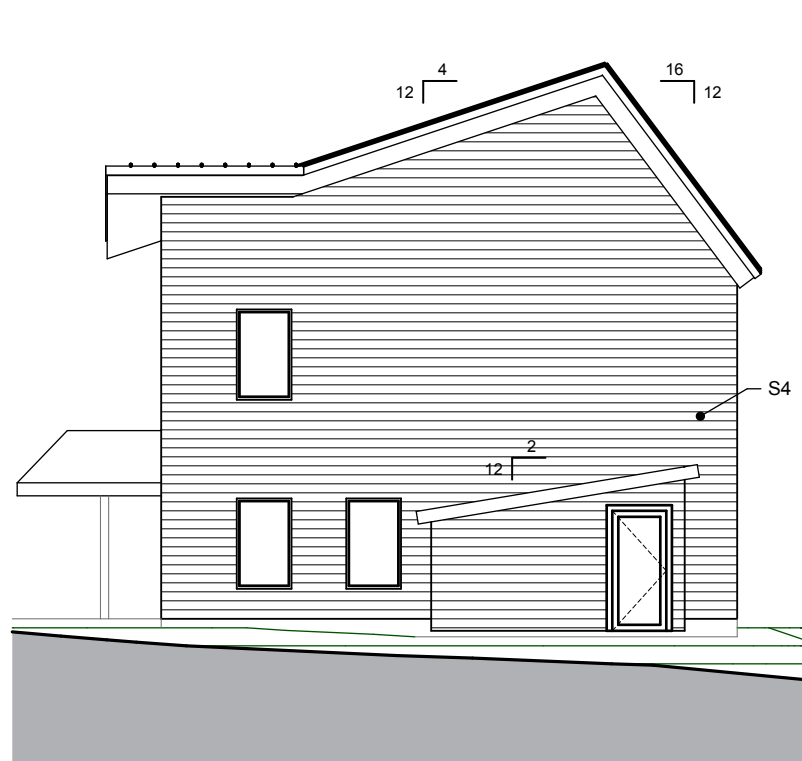
**TOWNHOME, PATIO ELEVATION
BUILDINGS B.1 & B.2**



**TOWNHOME, SIDE ELEVATION
BUILDING C.1**



**TOWNHOME, ENTRY ELEVATION
BUILDING C.1**



**TOWNHOME, SIDE ELEVATION
BUILDING C.1**



**TOWNHOME, PATIO ELEVATION
BUILDING C.1**

SIDING KEY

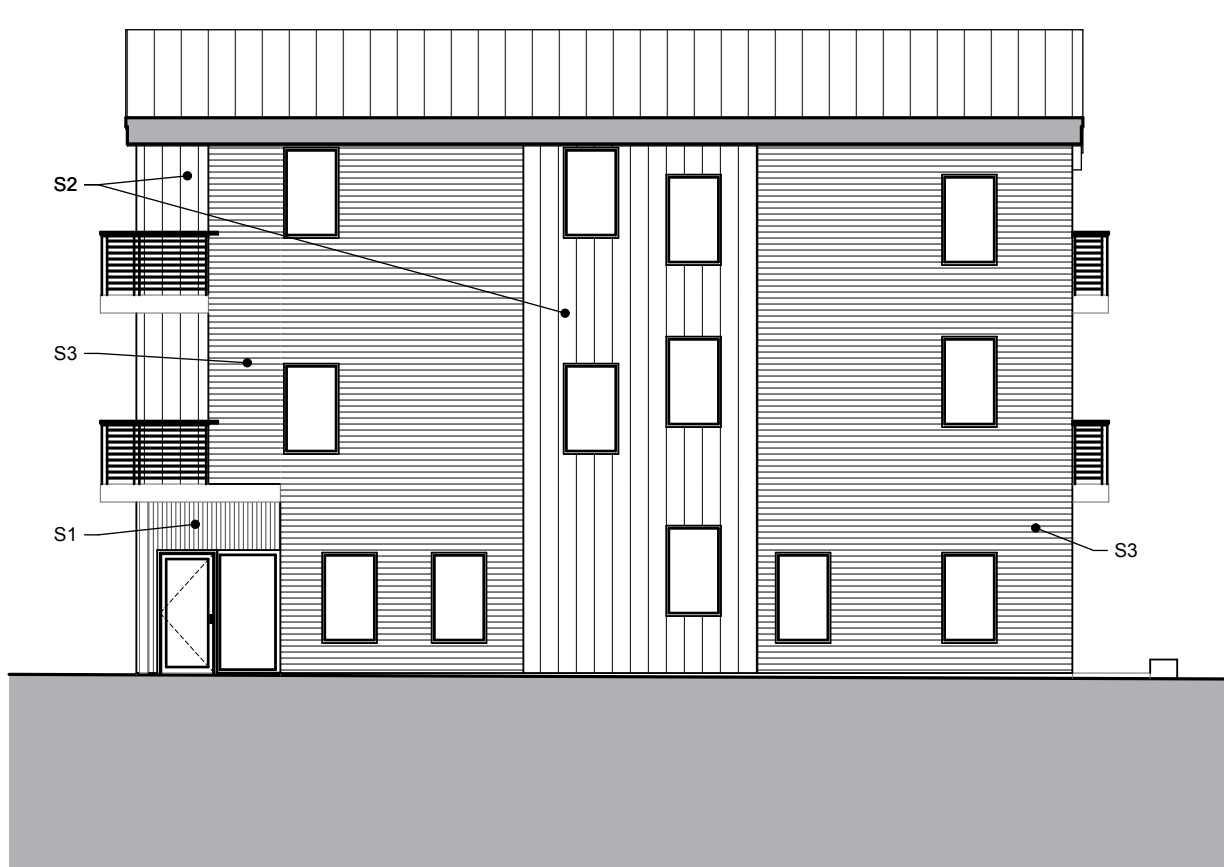
S1	CEDAR SHIPLAP SIDING
S2	REVERSE BOARD AND BATTEN SIDING
S3	TRADITIONAL LAP SIDING (GREY)
S4	TRADITIONAL LAP SIDING (WHITE)
S5A	TRADITIONAL LAP SIDING 8" REVEAL (DARK GREY)
S5B	TRADITIONAL LAP SIDING 6" REVEAL (DARK GREY)
S5C	TRADITIONAL LAP SIDING 4" REVEAL (DARK GREY)



COMMUNITY FLATS, SIDE ELEVATION
BUILDINGS A.1, A.2 & A.3



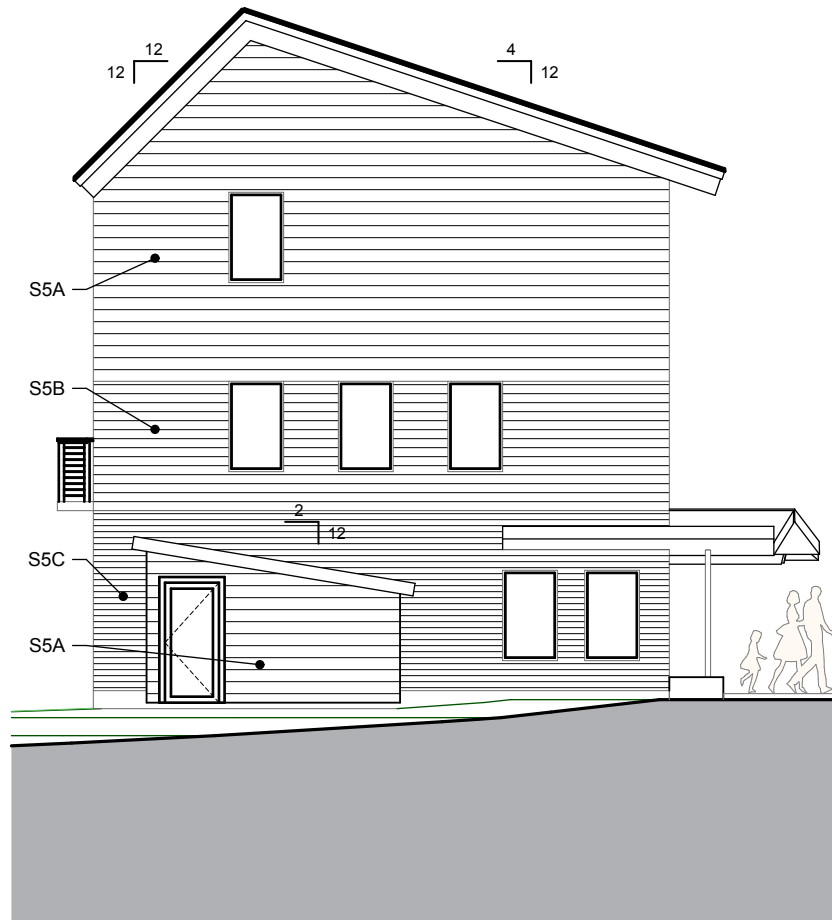
COMMUNITY FLATS, LOBBY ELEVATION
BUILDINGS A.1, A.2 & A.3



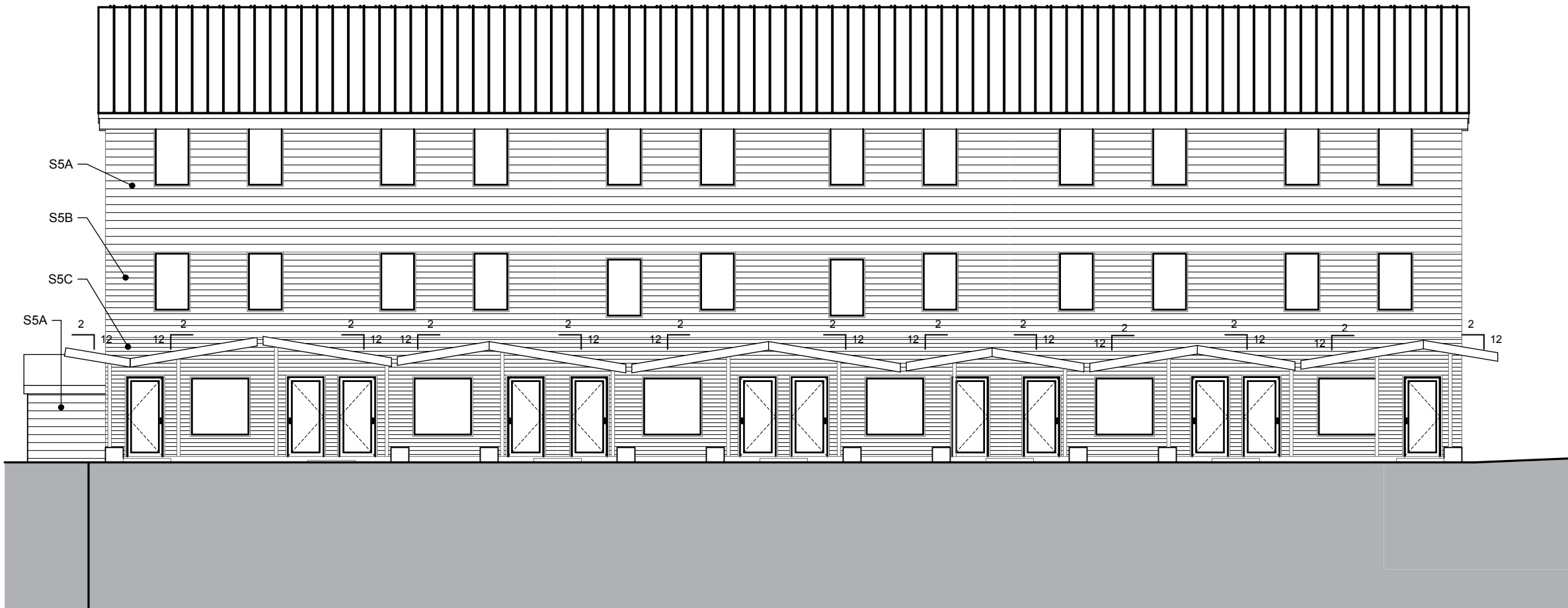
COMMUNITY FLATS, SIDE ELEVATION
BUILDINGS A.1, A.2 & A.3



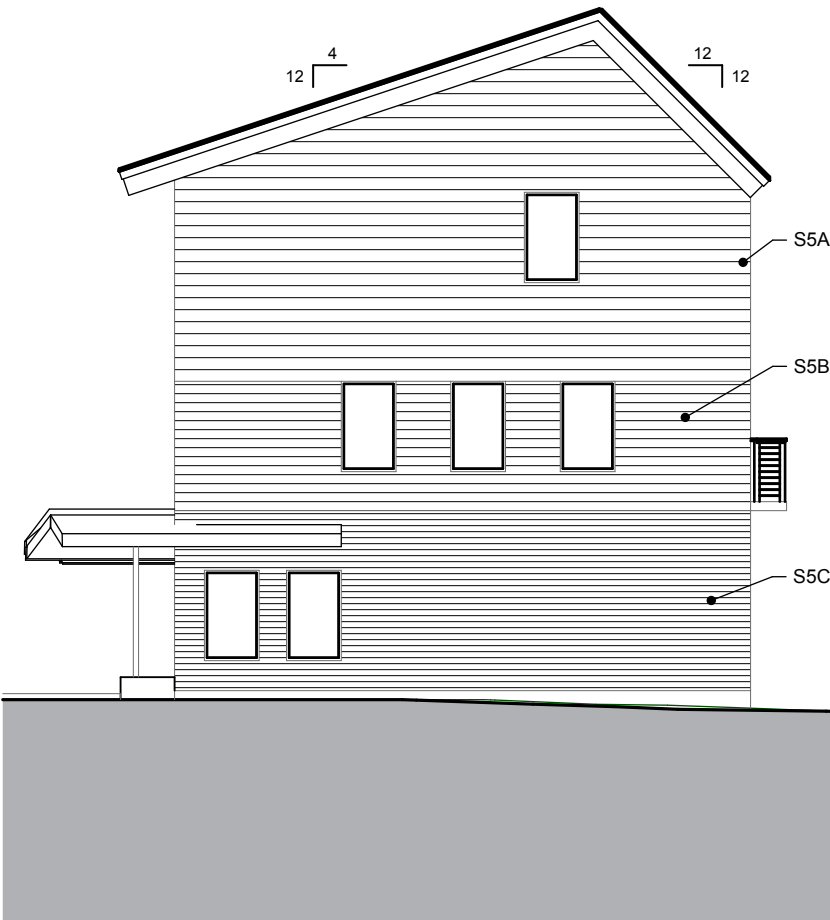
COMMUNITY FLATS, PATIO ELEVATION
BUILDINGS A.1, A.2 & A.3



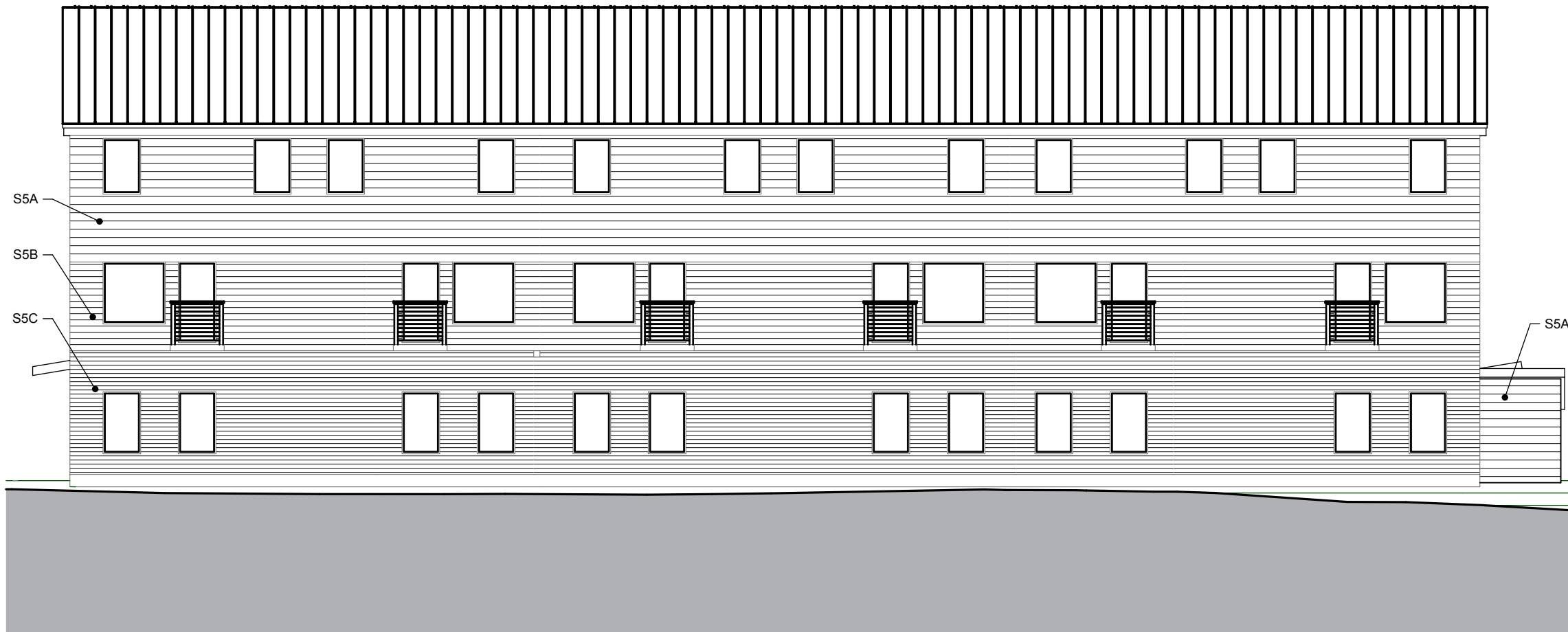
ROWHOME, SIDE ELEVATION
BUILDING C.1



ROWHOME, ENTRY ELEVATION
BUILDING C.1



ROWHOME, SIDE ELEVATION
BUILDING C.1



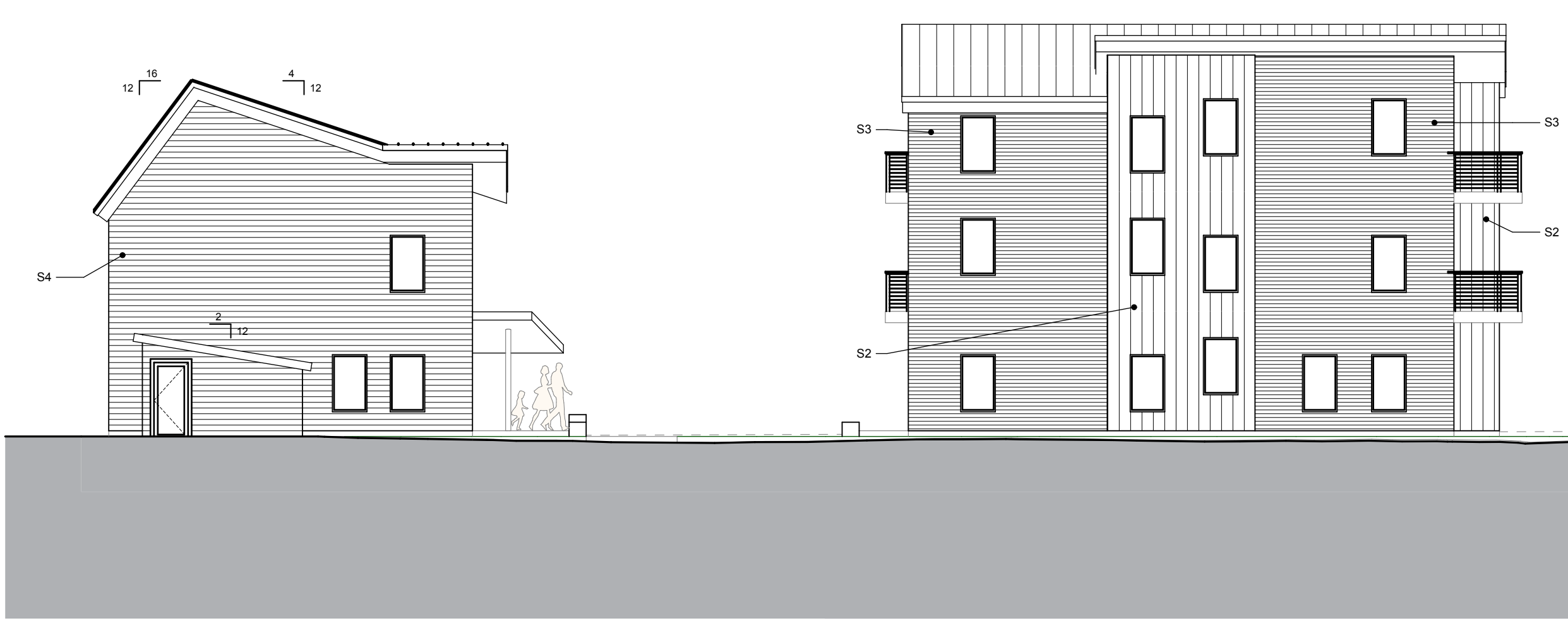
ROWHOME, BACK ELEVATION
BUILDING C.1

SIDING KEY

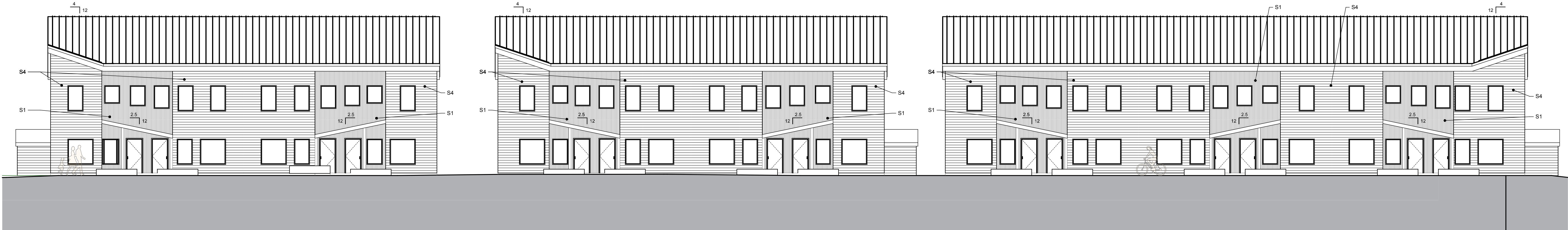
S1	CEDAR SHIPLAP SIDING
S2	REVERSE BOARD AND BATTEN SIDING
S3	TRADITIONAL LAP SIDING (GREY)
S4	TRADITIONAL LAP SIDING (WHITE)
S5A	TRADITIONAL LAP SIDING 8" REVEAL (DARK GREY)
S5B	TRADITIONAL LAP SIDING 6" REVEAL (DARK GREY)
S5C	TRADITIONAL LAP SIDING 4" REVEAL (DARK GREY)



COMMUNITY FLATS, LOBBY ELEVATION
BUILDINGS A.1, A.2 & A.3



TOWNHOME & COMMUNITY FLATS, SIDE ELEVATION
BUILDINGS B.2 & A.3



TOWNHOMES, ENTRY ELEVATION
BUILDINGS B.1, B.2 & C.1

SIDING KEY

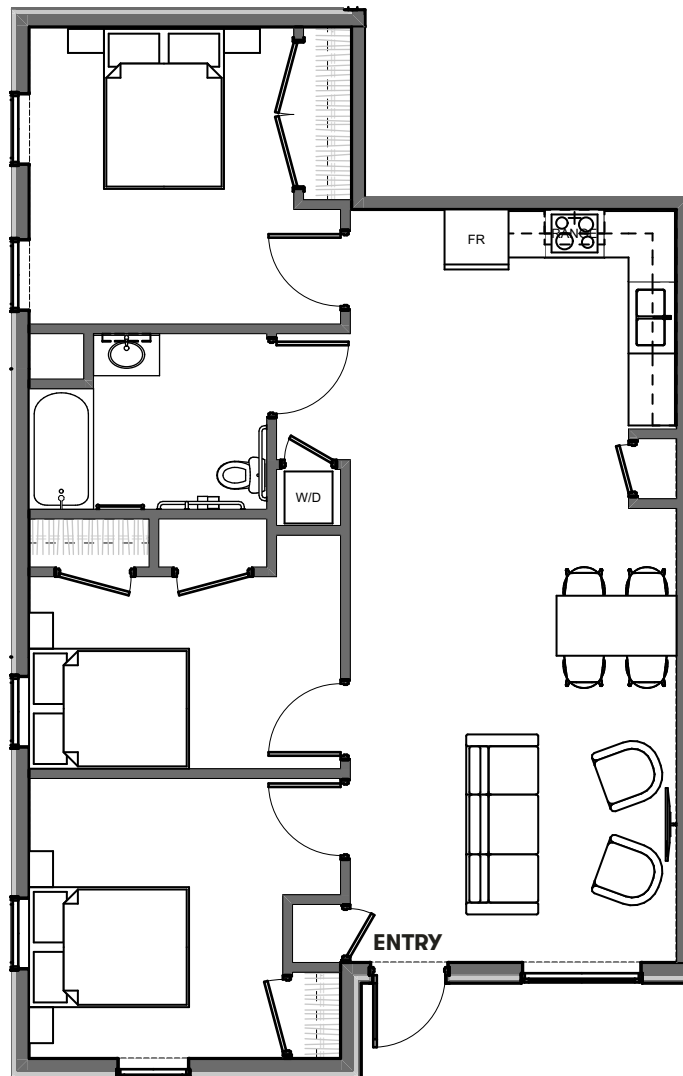
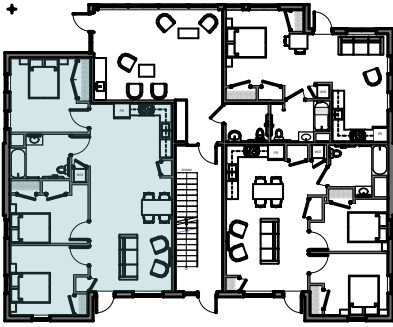
S1	CEDAR SHIPLAP SIDING
S2	REVERSE BOARD AND BATTEN SIDING
S3	TRADITIONAL LAP SIDING (GREY)
S4	TRADITIONAL LAP SIDING (WHITE)
S5A	TRADITIONAL LAP SIDING 8" REVEAL (DARK GREY)
S5B	TRADITIONAL LAP SIDING 6" REVEAL (DARK GREY)
S5C	TRADITIONAL LAP SIDING 4" REVEAL (DARK GREY)



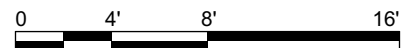
Elevations: Site Elevations

Douglass St Co-Op

Maine Community Development Partners
Lambert St Portland ME 04101



3 Bedroom | 1,001 SF



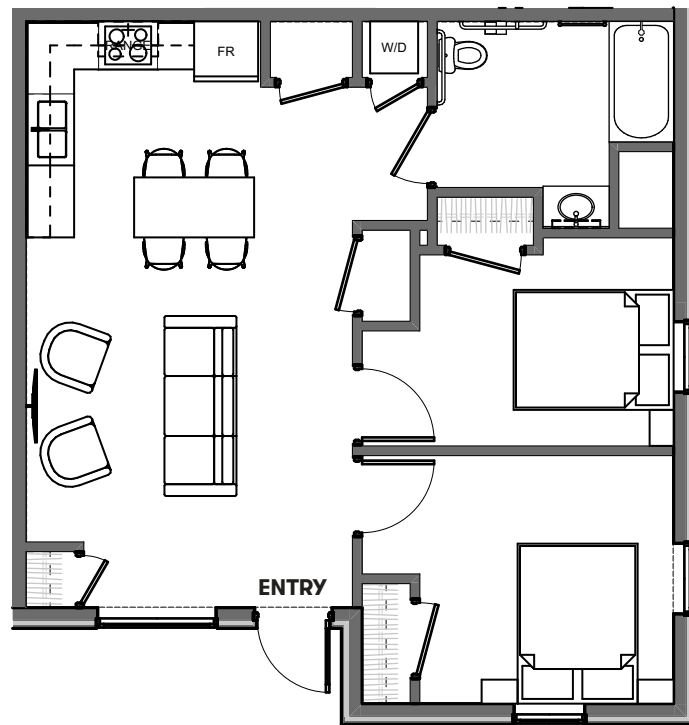
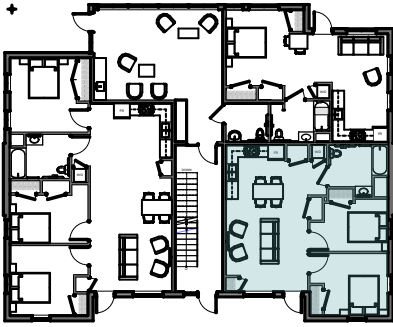
**Kaplan
Thompson
Architects**

Community Flats: 3 Bedroom, First Floor

Douglass St Co-Op

102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

Maine Community Development Partners
Lambert St Portland ME 04101



2 Bedroom | 711 SF



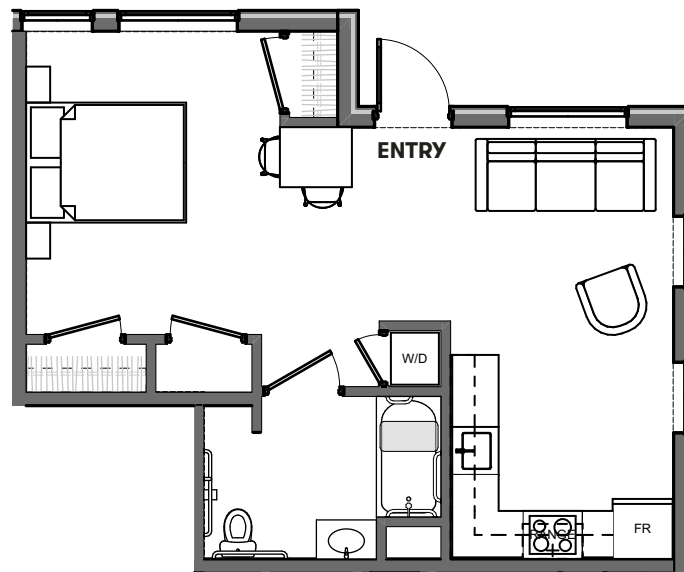
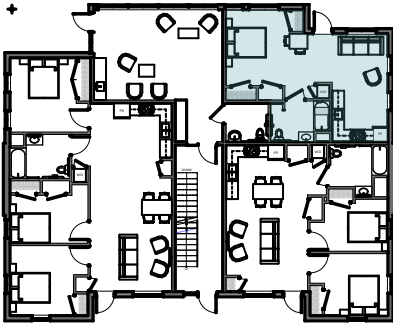
**Kaplan
Thompson
Architects**

Community Flats: 2 Bedroom, First Floor

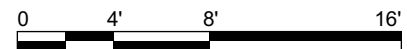
Douglass St Co-Op

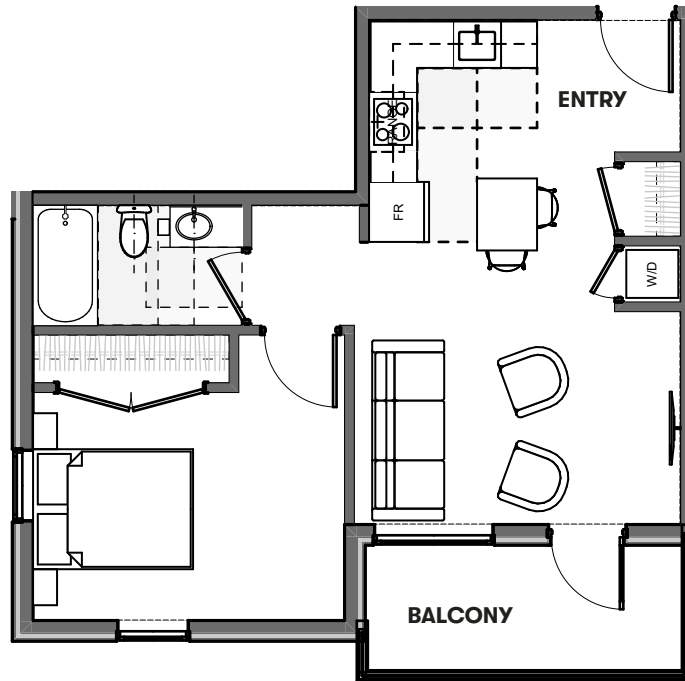
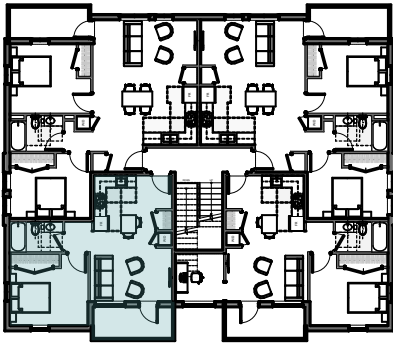
102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

Maine Community Development Partners
Lambert St Portland ME 04101



Studio | 486 SF





1 Bedroom | 511 SF



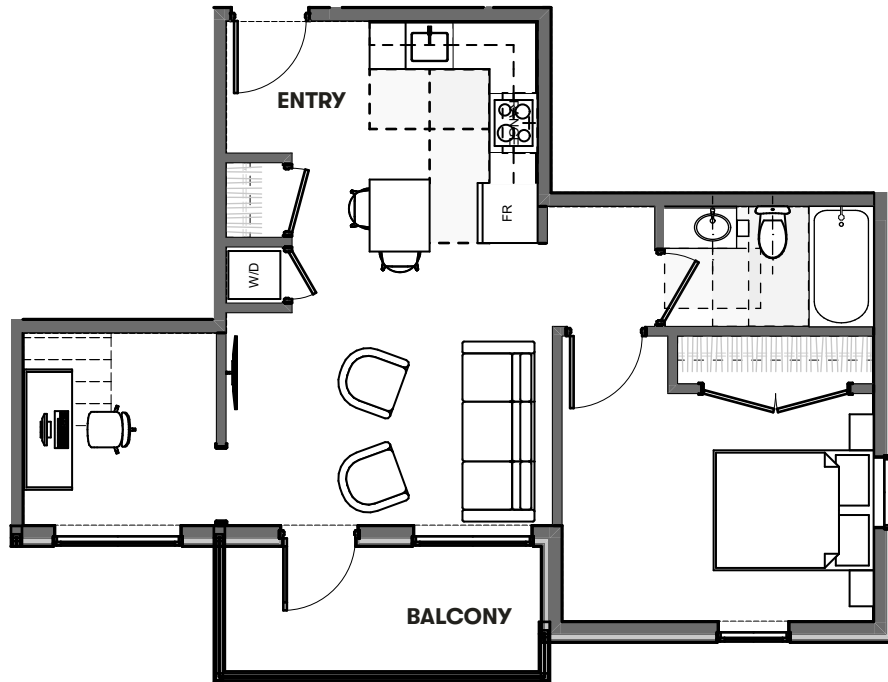
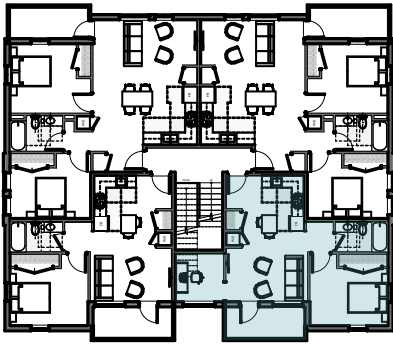
**Kaplan
Thompson
Architects**

102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

Community Flats: 1 Bedroom, 2nd & 3rd Floor

Douglass St Co-Op

Maine Community Development Partners
Lambert St Portland ME 04101



1 Bedroom w/ Bonus Room | 579 SF



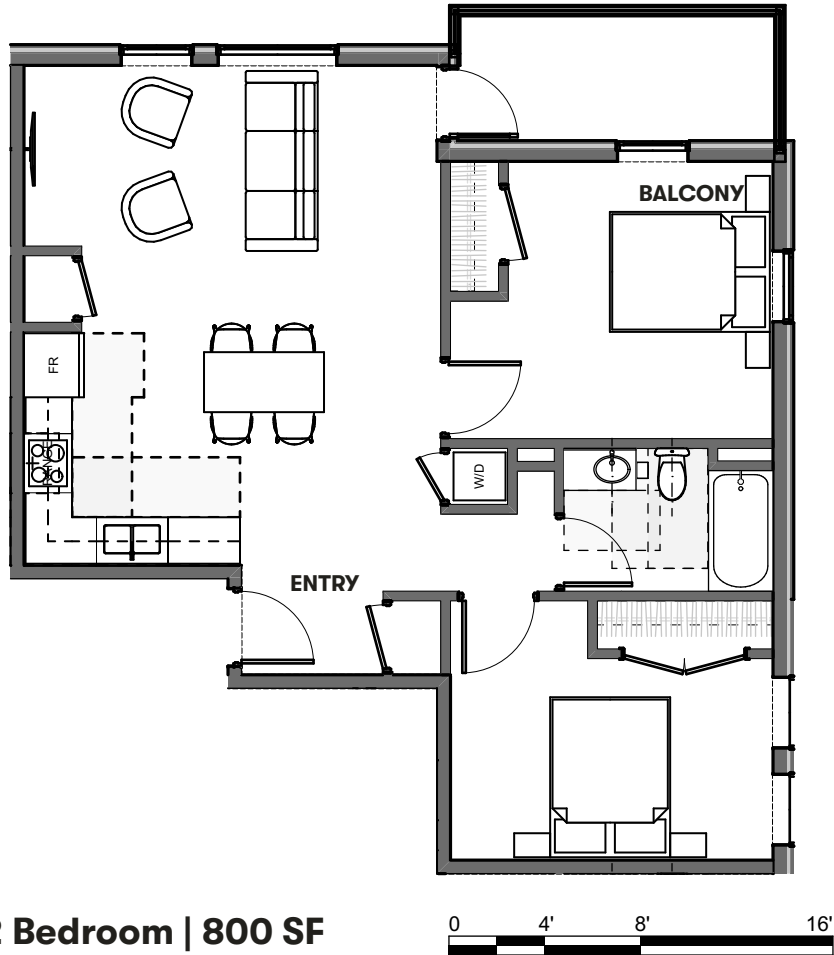
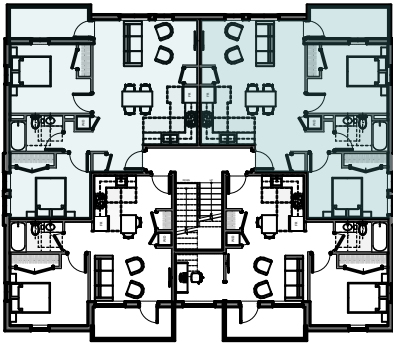
**Kaplan
Thompson
Architects**

102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

Community Flats: 1 Bedroom, 2nd & 3rd Floor

Douglass St Co-Op

Maine Community Development Partners
Lambert St Portland ME 04101



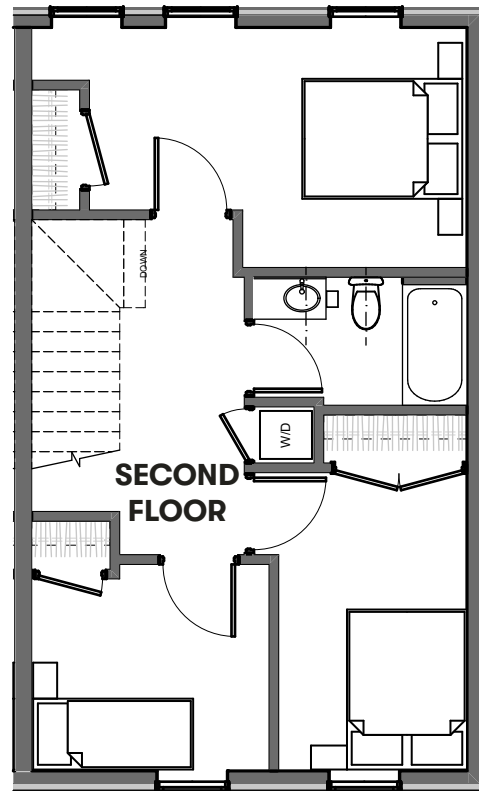
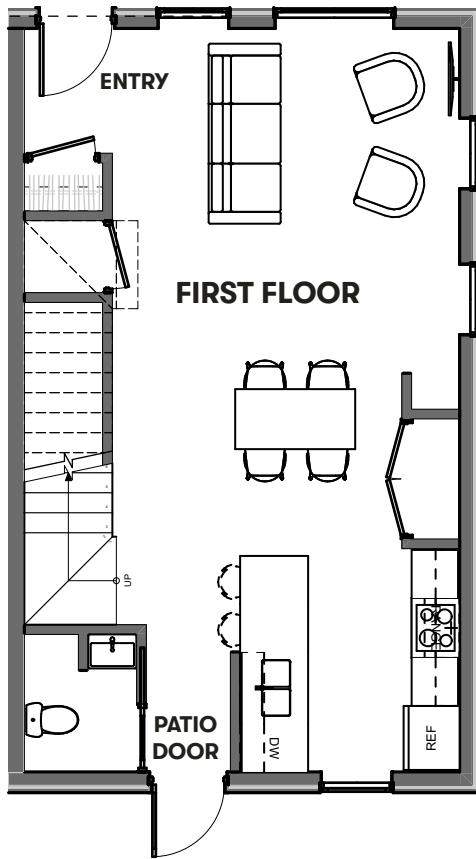
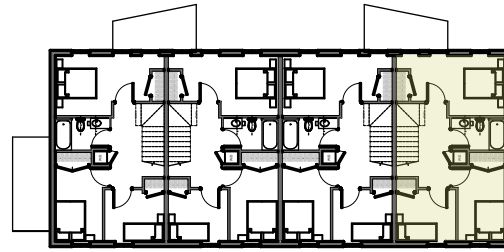
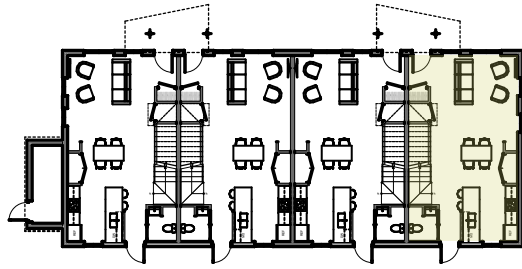
Kaplan
Thompson
Architects

Community Flats: 2 Bedroom, 2nd & 3rd Floor

Douglass St Co-Op

102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

Maine Community Development Partners
Lambert St Portland ME 04101



**1st & 2nd Floor | 2-Story, 3
Bedroom - 1,120 SF**



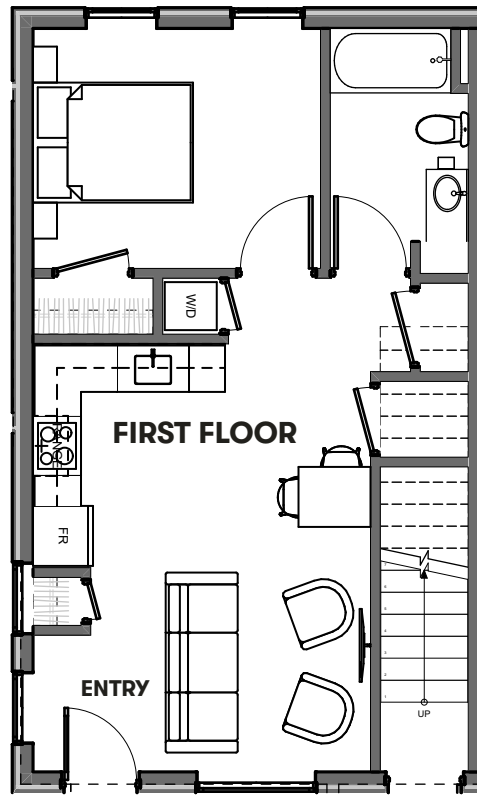
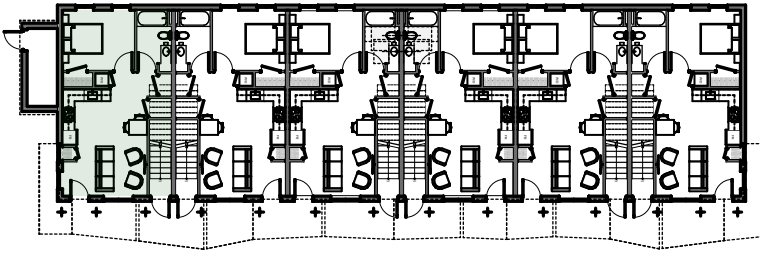
**Kaplan
Thompson
Architects**

102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

Townhome: 3 Bedroom

Douglass St Co-Op

Maine Community Development Partners
Lambert St Portland ME 04101



1st Floor | 1 Bedroom - 613 SF



**Kaplan
Thompson
Architects**

102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

Rowhome: 1 Bedroom

Douglass St Co-Op

Maine Community Development Partners
Lambert St Portland ME 04101

Attachment: 95 Front Street Phase 3 Project Summary

Front Street Phase 3

Homeownership Condominium Development

Portland Housing Development Corporation

City of Portland Affordable Housing Development and AHTIF Application 3/5/2022

Project Summary

Front Street Phase 3 is located at 35 W Presumpscot St and 41 W Presumpscot St in Portland, ME. The new construction development will consist of two buildings containing 8 condominiums: (4) 2-bedrooms, (2) 3-bedroom, and (2) 4-bedroom row homes. The site was initially permitted in July 2019 as part of a large-scale redevelopment of Portland Housing Authority's Front Street Community. This is the last phase in that redevelopment process. Six of the homes will be restricted to households at or below 120% of Area Median Income (AMI) using the City of Portland's Workforce Housing Regulations. The site is located at Tax Chart, Block, Lot: 167 E 9-10 and the lot acreage is 0.3444. The site is currently vacant and will not require any relocation. The development parcel is in the R-5 residential zone with allowable uses of residential, schools, governmental, hospitals, care facilities, places of assembly, and parks. The neighborhood mostly consists of residential uses ranging from single family homes to large multifamily complexes, and in close proximity to a healthcare facility, regional park, and commercial activity along Washington Ave.

Portland currently has a large need for homes across all spectrums. This development targets middle income families currently getting priced out or unable to purchase a home due to limited supply and overwhelming competition. A recent Portland Condo Report released by Vitalius Real Estate Group stated that last year the median number of days on the market for condominiums was 10 days, and the average price for existing condos was \$408 per square foot and average for new construction was \$546 per square foot. Off-peninsula the average sales price was \$378,900, which is 16% higher than the proposed sales price for 6 of the 8 condos in the Front Street Phase 3 development.

Portland Housing Development Corporation is requesting an Affordable Housing Tax Increment Financing District to provide the developer with a Credit Enhancement Agreement for 75% of the Incremental Assessed Value. Tax increment revenues will be used to pay debt service on loans that were used to pay development costs related to the newly constructed condominiums. These costs include hard construction costs, soft costs, and land acquisition. In addition, an amount of \$400,000 is being requested from the Affordable Housing Development Funding program through Housing Trust Fund monies. This amount exceeds the guideline of \$18,000 per unit. The requested amount is considered a vital part of the capital stack for the development. When building newly constructed condominiums, there is a large delta between the total development cost and the amount the homes can be sold for at a price affordable to a middle-income household. Without the City's support, these homes would not be able to be constructed. There are limited available resources for supporting housing developments of this type leaving the City to help fill the gap with flexible resources in order to achieve Comprehensive Plan goals.

The development is highly consistent with Portland’s Plan 2030 within two of the five key principles used to develop the Future Land Use plan (One Portland and Complete Neighborhoods) and three of the six items that inform the vision statement. The development will support the city’s vision of equitability, sustainability, and dynamism by providing eight Passive House certified homes for middle income households in an off-peninsula location near transit lines and proximity to parks and trails.

One Portland – spreading growth across the community. This development is located off the peninsula and will provide future residents access to nearby recreational amenities and nearby high way and transit connections to regional jobs and services.

Complete Neighborhoods –These homes will be on the site of two former residential units, which increases density in a neighborhood needing more residents in order to improve vibrancy and to reach a critical mass for more frequent transit services and greater options of commercial opportunities, while still maintaining a residential feel for the neighborhood. Six of the condos will be income and price restricted, which will allow the neighborhood to maintain economic diversity over time.

City’s Vision Statement Alignment

Equitable – Six homes will support diversity and opportunity in this desirable off-peninsula neighborhood.

Sustainable – The development will be built at a high residential density and the buildings will be Passive House certified. Additionally, these 8 new homes are in close proximity to transit lines and bikes ways to easily reach other parts of the City without using automobiles.

Dynamic – Half the condominiums will be sold to households with more than three people, which will help support the local school system and provide more residents to engage with the City’s broader goals and community activities.

There will be 8 condominium units newly constructed and certified as Passive House buildings as part of this development. The table below details the unit breakdown and target demographic.

Unit Size	120% AMI or less	Market (unrestricted)
2 Bedroom	4	
3 Bedroom	2	
4 Bedroom		2
Total	6	2

The condominiums will be owned by individual households. The eight households will collectively run their condominium association and either choose to self-manage or contract with a third-party. On-going use restrictions will be monitored by the City of Portland.

1. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
2. CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THE PLAN. ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED ON THE PLAN SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION. ANY DISCREPANCIES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT PRIOR TO ORDERING PLANT MATERIAL.
3. ALL MATERIALS SHALL CONFORM TO SPECIFICATIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THE ORIGINAL GRADES BEFORE DIGGING.
5. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
6. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AT THE NURSERY AND AT THE SITE.
7. ALL PLANT BEDS SHALL MEET MINIMUM TOPSOIL REQUIREMENTS (SEE SPECIFICATIONS).
8. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRUBBING, BED PREPARATION, AND FINISH GRADING HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
9. ALL PLANTS BEDS AND TREE WELLS SHALL HAVE A MINIMUM OF 3" OF UNIFORMLY DISTRIBUTED, DARK, SHREDDED BARK MULCH.
10. CONTRACTOR SHALL SUBMIT SOIL SAMPLE AND TEST OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SOIL ADMIXTURE SHALL BE ADDED TO EXISTING SOIL (BY CONTRACTOR) IF DEEMED NECESSARY BY SOIL TEST RESULTS.
11. ROUGH GRADING AND BED PREPARATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO REQUIRED SITE VISIT.
12. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. ALL ROOT WRAPPING AND CONTAINER MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
13. ALL BROAD LEAF EVERGREEN PLANTS SHALL BE SPRAYED WITH AN ANTI-DESSICANT AT THE BEGINNING OF THEIR FIRST WINTER.
14. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
15. ALL PLANTS SHALL BE WATERED BY THE CONTRACTOR, AS NECESSARY TO INSURE HEALTH UNTIL FINAL ACCEPTANCE.
16. CONTRACTOR SHALL STAKE TREES IF DEEMED NECESSARY BY THE LANDSCAPE ARCHITECT.
17. THE LANDSCAPE CONTRACTOR SHALL PROVIDE PREPARED SOIL PLANTING MIX AS PER THE CONTRACT SPECIFICATIONS.
18. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE PLANT LIST AND PLANTING SPECIFICATIONS FOR SEASONAL REQUIREMENTS AND OTHER RESTRICTIONS RELATED TO THE TIME AND SEASON OF PLANTING.
19. PLANTING SOIL MIX: 1 PART COMPOST, 8 PARTS TOPSOIL, 3 PARTS HUMUS.

[illegible]

	PROPERTY LINE
	DECIDUOUS TREE (preserved)
	DECIDUOUS TREE (to be removed)
	CURB
	EDGE OF PAVING
	BUILDING OUTLINE
	POLE LIGHT
	FIRE HYDRANT
	MANHOLE
EM/GM 	ELEC / GAS METER
	UTILITY POLE
	STREET LIGHT
	SIGN
	CATCH BASIN
	WATER VALVE / SHUTOFF
	CHAIN LINK FENCE

[illegible]

L-1.0

PHA FRONT STREET DEVELOPMENT

36 & 41 West Presumpscot Street
Portland, Maine 04103

PROJECT

FRONT STREET REDEVELOPMENT, LP

14 Baxter Boulevard
Portland, Maine 04101
P 207 773.4753

OWNER

utile

ARCHITECTURE + URBAN DESIGN

115 KINGSTON ST
BOSTON, MA 02111
P 617 423 7200 F 617 423 1414
utiledesign.com

ARCHITECT

RANSOM CONSULTING

400 COMMERCIAL ST, SUITE 404
PORTLAND, ME 04101
P 207 772.2891 F 207 772.3284

CIVIL & GEOTECHNICAL

THORNTON TOMASETTI

75 YORK ST
PORTLAND, ME 04101
P 207 879. 1838

STRUCTURAL

PETERSEN ENGINEERING

127 PARROTT AVE
PORTSMOUTH, NH 03801
P 603 436. 4233

MEP/FP

CARROLL ASSOCIATES

217 COMMERCIAL ST, SUITE 200
PORTLAND, ME 04101
P 207 772.1552 F 207 772.0712

LANDSCAPE

STAMP

DATE	REVISION
12/10/2021	SCHEMATIC DESIGN PRICING SET

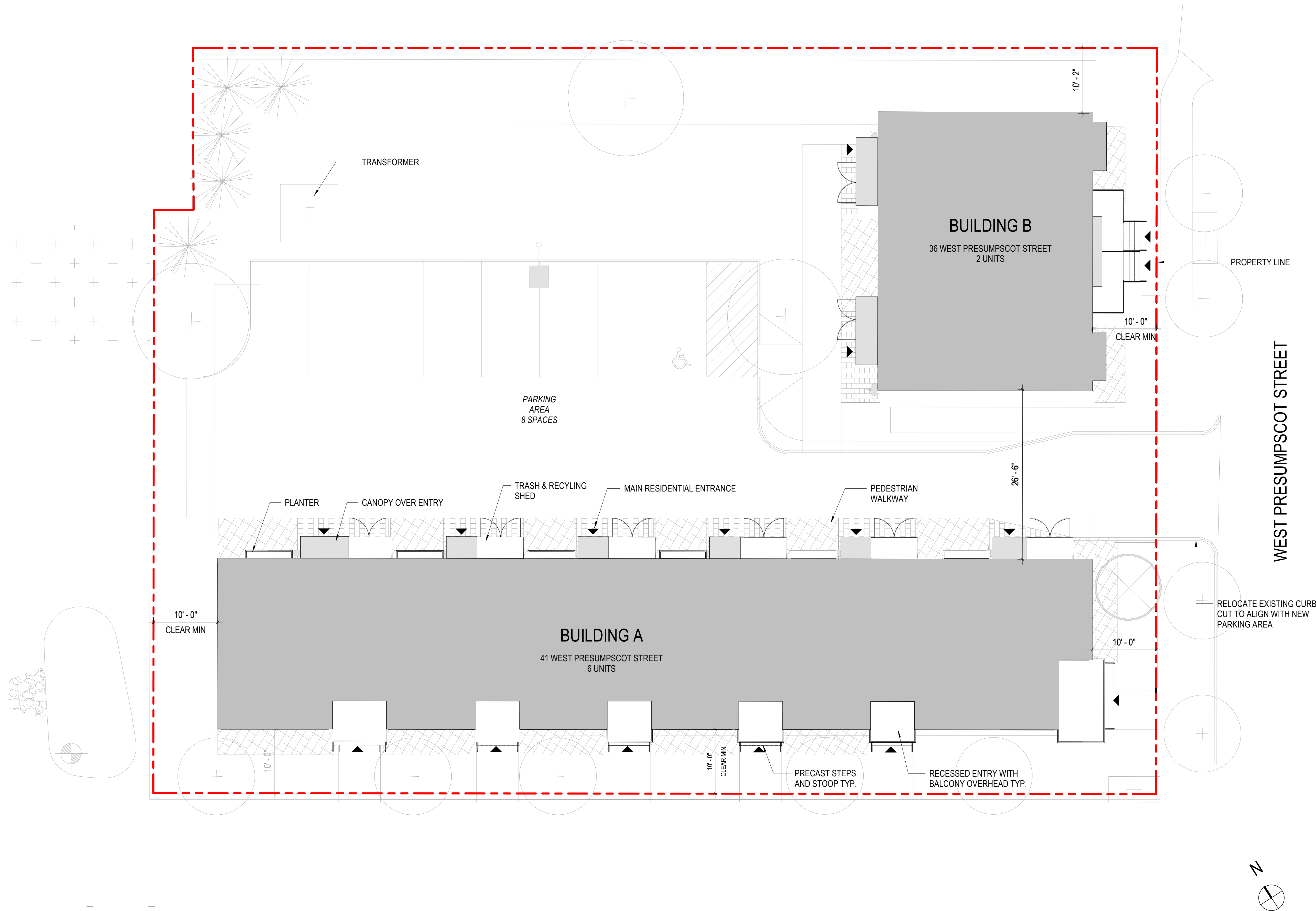
REVISIONS ON SHEET

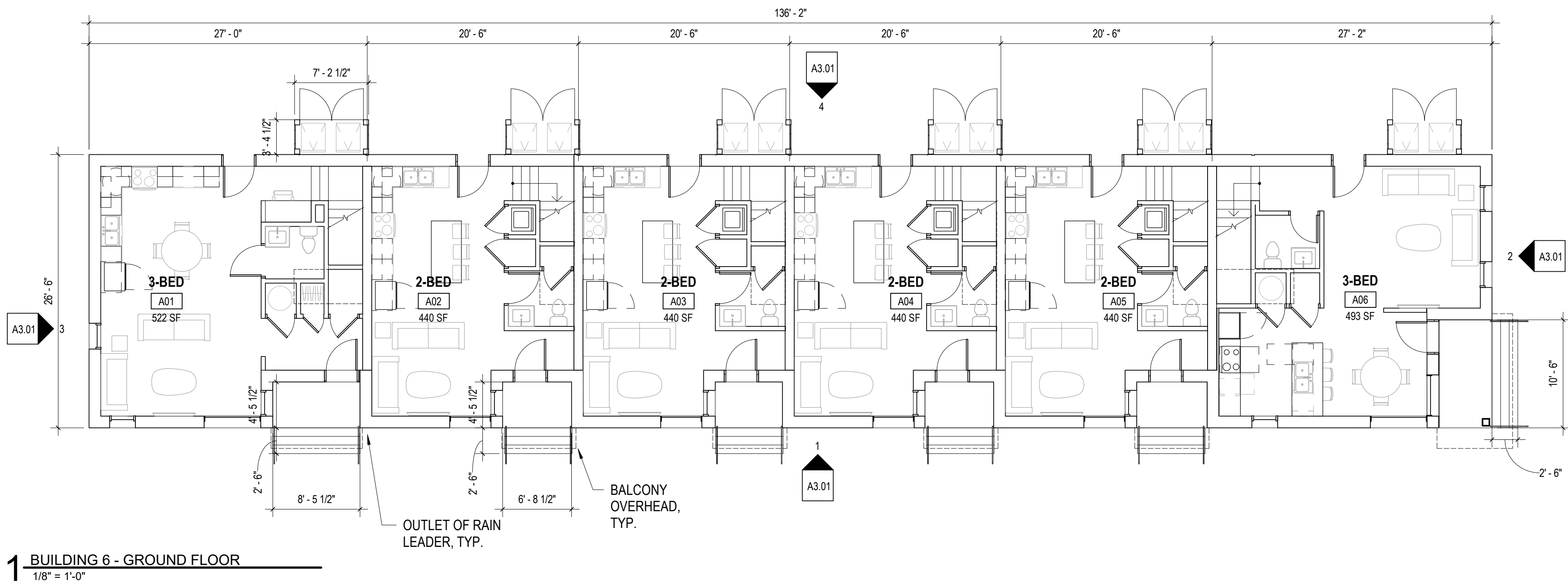
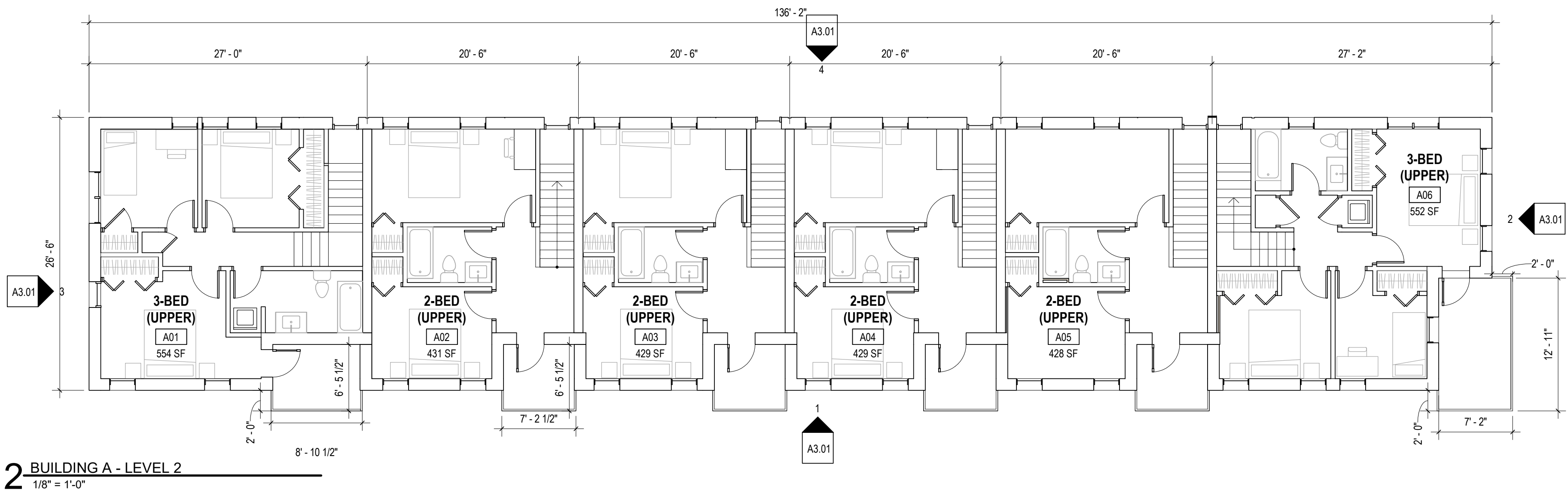
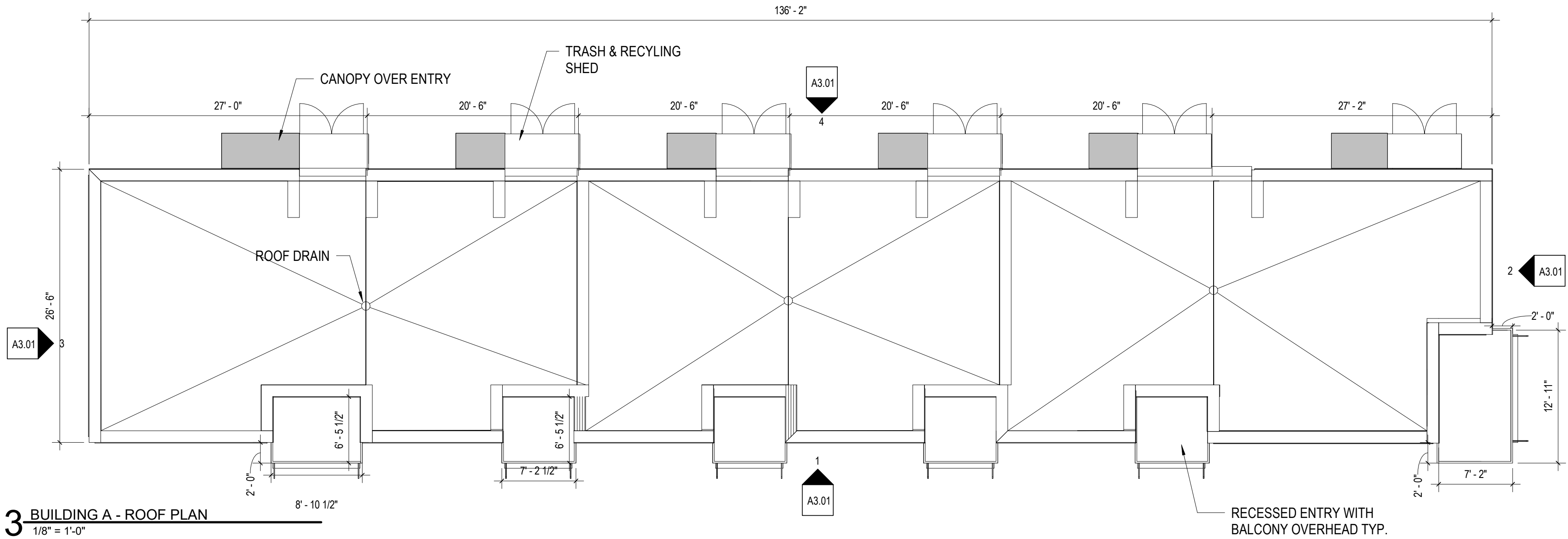
DRAFT NOT FOR CONSTRUCTION

SCALE 1/8" = 1'-0" UTILE PROJECT NUMBER 2140

ARCHITECTURAL SITE PLAN

G0.10





- FLOOR PLAN GENERAL NOTES**
1. OPENINGS DIMENSIONS TO CENTER OF OPENING IN WOOD FRAMED WALLS
 2. REFER TO OUTLINE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON FINISHES
 3. ALL DIMENSIONS IN ENLARGED PLANS ARE TO FACE OF FRAME OR STRUCTURAL SHEATHING (WHERE PRESENT), U.N.O.
 4. ALL DOORS LOCATED 4" FROM ADJACENT WALL, U.N.O.
 5. CONFIRM ALL APPLIANCE AND FIXTURE DIMENSIONS IN FINAL SELECTION
 6. PROVIDE MOISTURE-RESISTANT GWB AT AREAS SUSCEPTIBLE TO MOISTURE, TYP AT BATHROOMS, KITCHENS, AND LAUNDRY CLOSETS
 7. GREY FILL AT PARTITIONS INDICATES ACOUSTIC BATT CONTINUITY, REFER TO WALL ASSEMBLIES FOR ADD. DETAILS
 8. ALL "CLEAR" DIMENSIONS ARE TO FACE OF GWB/DUROCK, U.N.O.

PHA FRONT STREET DEVELOPMENT

36 & 41 West Presumpscot Street
Portland, Maine 04103

PROJECT

FRONT STREET REDEVELOPMENT, LP

14 Baxter Boulevard
Portland, Maine 04101
P 207 773.4753

OWNER

utile
ARCHITECTURE + URBAN DESIGN

115 KINGSTON ST
BOSTON, MA 02111
P 617 423 7200 F 617 423 1414
utiledesign.com

ARCHITECT

RANSOM CONSULTING

400 COMMERCIAL ST, SUITE 404
PORTLAND, ME 04101
P 207 772.2891 F 207 772.3284

CIVIL & GEOTECHNICAL

THORNTON TOMASETTI

75 YORK ST
PORTLAND, ME 04101
P 207 879. 1838

STRUCTURAL

PETERSEN ENGINEERING

127 PARROTT AVE
PORTSMOUTH, NH 03801
P 603 436. 4233

MEP/FP

CARROLL ASSOCIATES

217 COMMERCIAL ST, SUITE 200
PORTLAND, ME 04101
P 207 772.1552 F 207 772.0712

LANDSCAPE

DATE	REVISION
12/10/2021	SCHEMATIC DESIGN PRICING SET

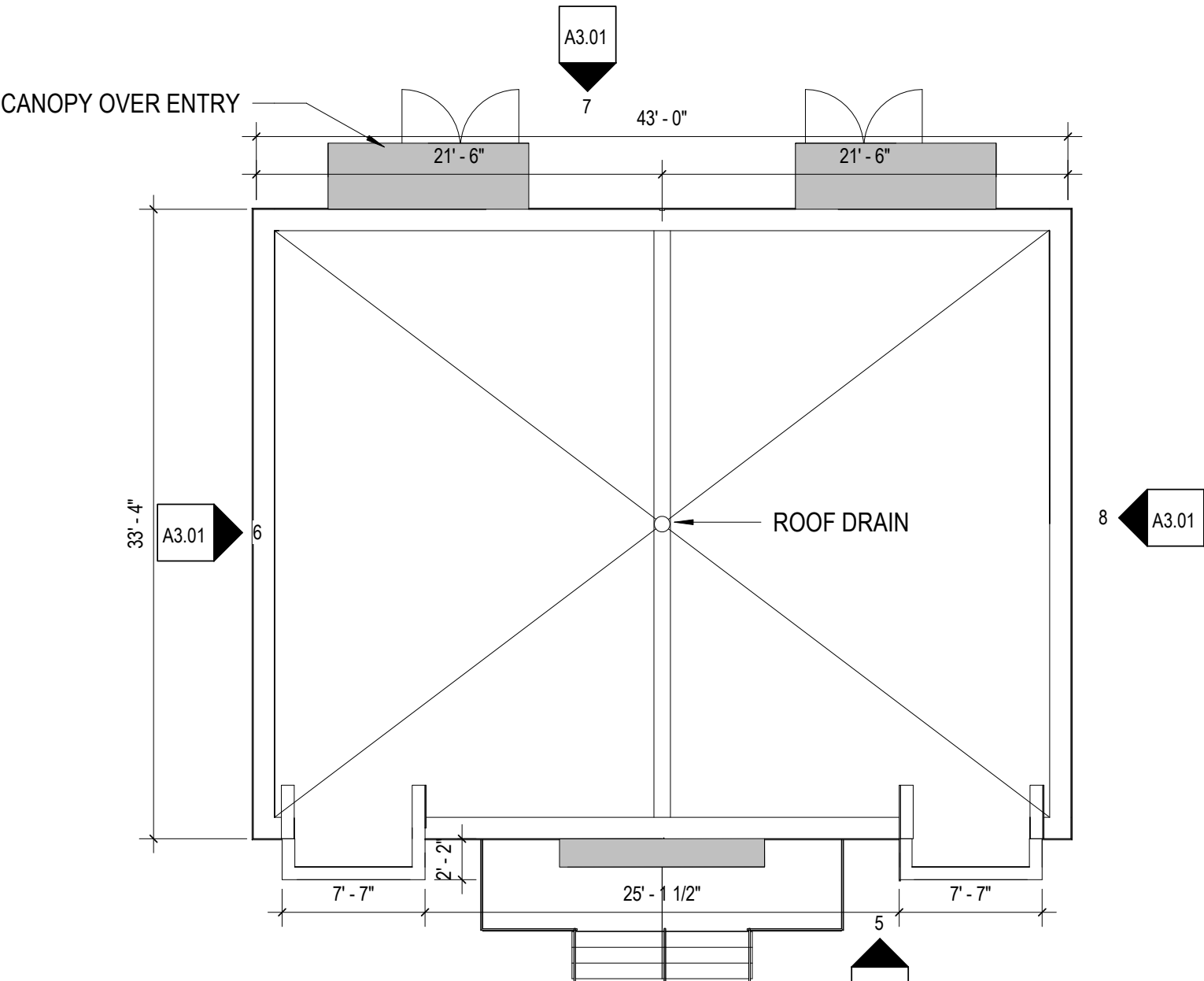
REVISIONS ON SHEET

DRAFT NOT FOR CONSTRUCTION

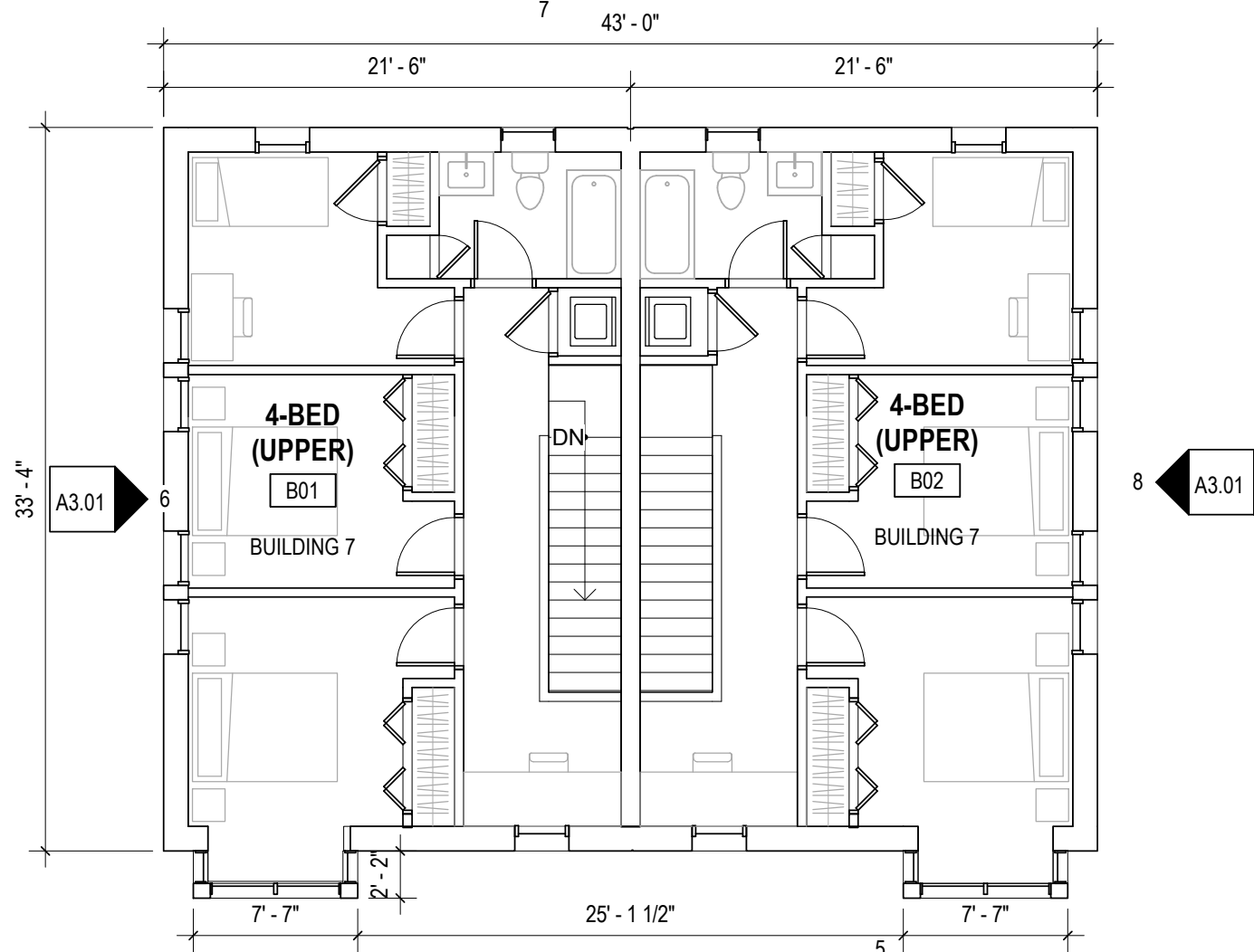
SCALE As indicated	UTILE PROJECT NUMBER 2140
-----------------------	------------------------------

BUILDING 6 FLOOR PLANS

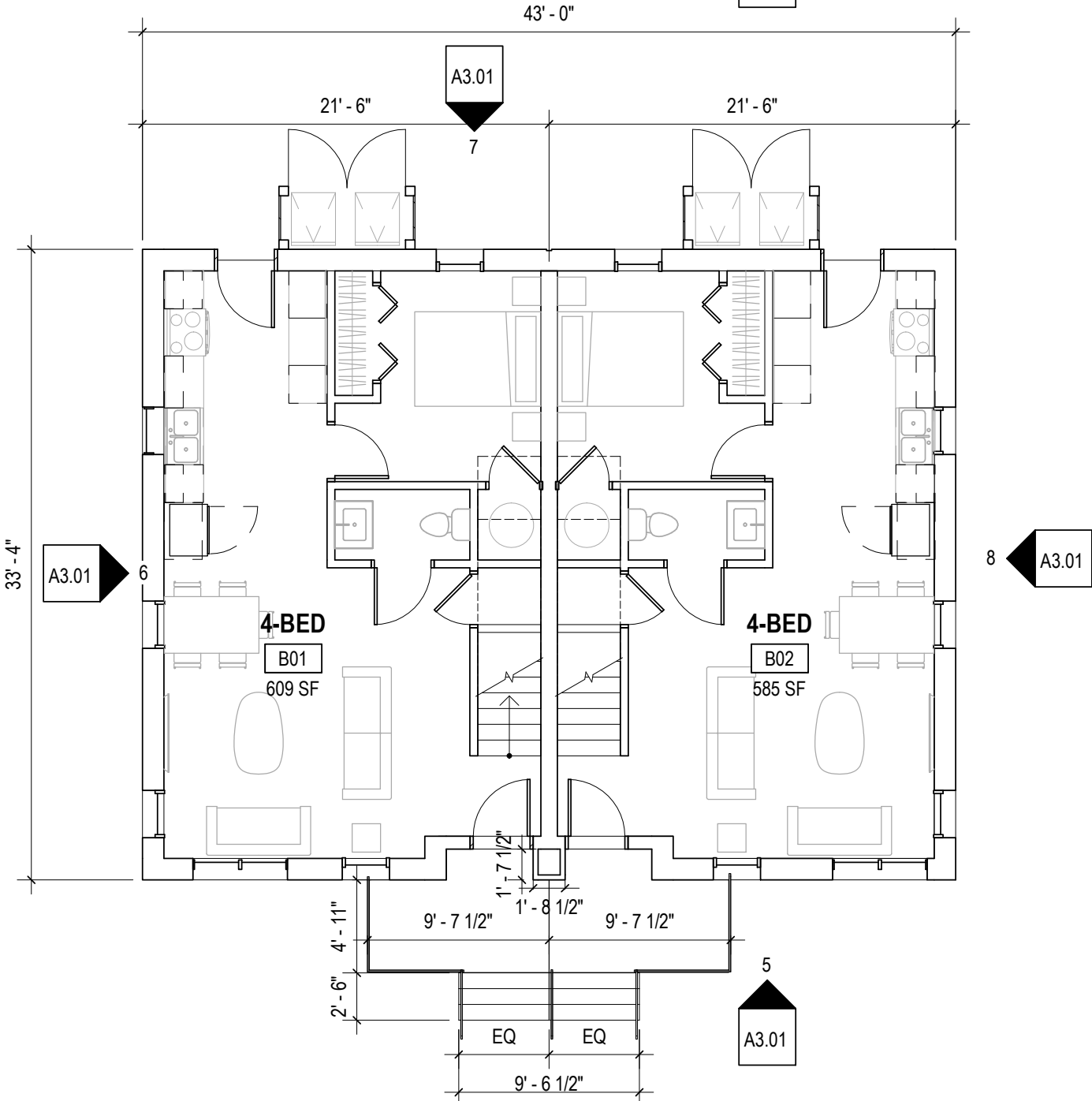
A1.01



3 BUILDING B - ROOF PLAN
1/8" = 1'-0"



2 BUILDING B - LEVEL 2
1/8" = 1'-0"



1 BUILDING B - GROUND FLOOR
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. OPENINGS DIMENSIONS TO CENTER OF OPENING IN WOOD FRAMED WALLS
2. REFER TO OUTLINE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON FINISHES
3. ALL DIMENSIONS IN ENLARGED PLANS ARE TO FACE OF FRAME OR STRUCTURAL SHEATHING (WHERE PRESENT), U.N.O.
4. ALL DOORS LOCATED 4" FROM ADJACENT WALL, U.N.O.
5. CONFIRM ALL APPLIANCE AND FIXTURE DIMENSIONS IN FINAL SELECTION
6. PROVIDE MOISTURE-RESISTANT GWB AT AREAS SUSCEPTIBLE TO MOISTURE, TYP AT BATHROOMS, KITCHENS, AND LAUNDRY CLOSETS
7. GREY FILL AT PARTITIONS INDICATES ACOUSTIC BATT CONTINUITY, REFER TO WALL ASSEMBLIES FOR ADD. DETAILS
8. ALL "CLEAR" DIMENSIONS ARE TO FACE OF GWB/DUROCK, U.N.O.

PHA FRONT STREET DEVELOPMENT

36 & 41 West Presumpscot Street
Portland, Maine 04103

PROJECT

FRONT STREET REDEVELOPMENT, LP

14 Baxter Boulevard
Portland, Maine 04101
P 207 773.4753

OWNER

utile

ARCHITECTURE + URBAN DESIGN

115 KINGSTON ST
BOSTON, MA 02111
P 617 423 7200 F 617 423 1414
utiledesign.com

ARCHITECT

RANSOM CONSULTING

400 COMMERCIAL ST, SUITE 404
PORTLAND, ME 04101
P 207 772.2891 F 207 772.3284

CIVIL & GEOTECHNICAL

THORNTON TOMASETTI

75 YORK ST
PORTLAND, ME 04101
P 207 879. 1838

STRUCTURAL

PETERSEN ENGINEERING

127 PARROTT AVE
PORTSMOUTH, NH 03801
P 603 436. 4233

MEP/FP

CARROLL ASSOCIATES

217 COMMERCIAL ST, SUITE 200
PORTLAND, ME 04101
P 207 772.1552 F 207 772.0712

LANDSCAPE

STAMP

DATE	REVISION
12/10/2021	SCHEMATIC DESIGN PRICING SET

REVISIONS ON SHEET

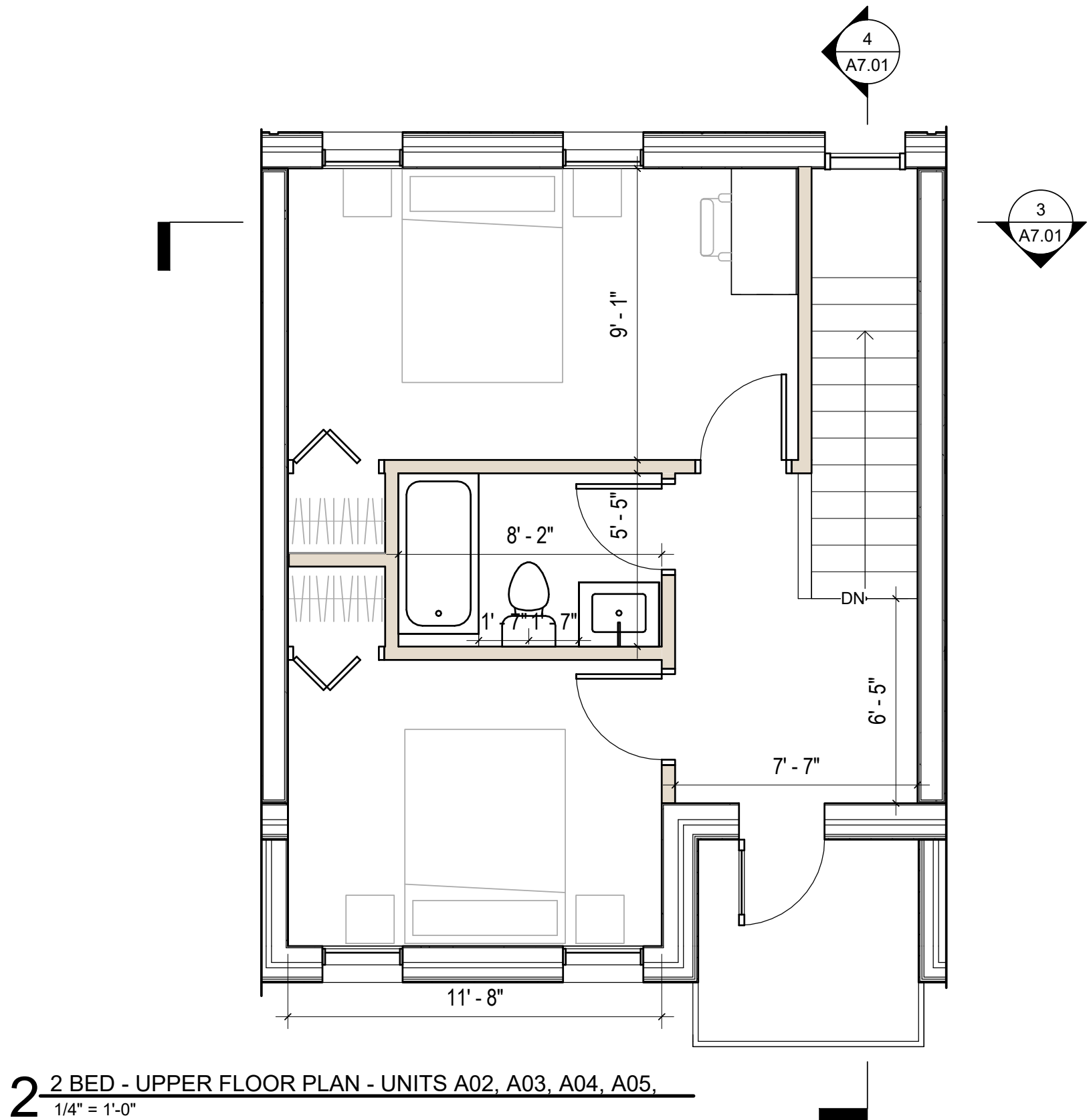
DRAFT
NOT FOR
CONSTRUCTION

SCALE As indicated	UTILITE PROJECT NUMBER 2140
-----------------------	--------------------------------

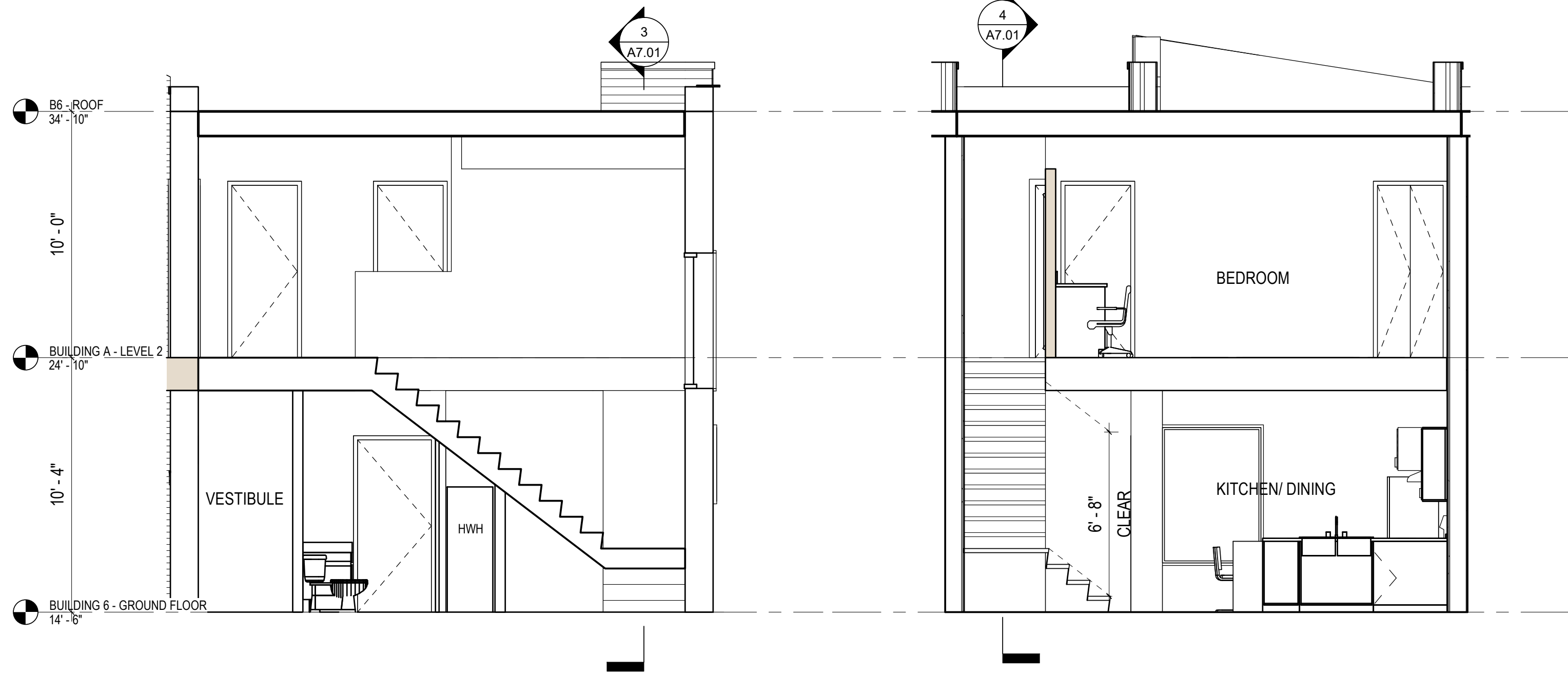
BUILDING 7 FLOOR PLANS

A1.02

- ENLARGED FLOOR PLAN NOTES**
1. OVERALL DIMENSIONS TO GRIDLINES OR FACE OF STRUCTURE U.N.O
 2. OPENINGS DIMENSIONS TO CENTER OF OPENING IN WOOD FRAMED WALLS
 3. REFER TO OUTLINE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON FINISHES.
 4. REFER TO ENLARGED KITCHEN AND BATHROOM PLANS FOR ADDITIONAL INFORMATION
 5. ALL DIMENSIONS IN ENLARGED PLAN ARE TO FACE OF FRAME OR STRUCTURAL SHEATHING (WHERE PRESENT), U.N.O
 6. ALL DOOR LOCATED AT 4" FROM ADJACENT WALL, U.N.O
 7. CONFIRM ALL APPLIANCE AND FIXTURE DIMENSIONS IN FINAL SELECTION
 8. PROVIDE MOISTURE RESISTANT GWB AT AREAS SUSCEPTIBLE TO MOISTURE, TYP AT BATHROOMS, KITCHENS, AND LAUNDRY ROOMS
 9. PROVIDE DUROCK BEHIND TUB/SHOWER SURROUND
 10. PROVIDE HANGING ROD AND WIRE SHELF AT ALL BEDROOM, COAT, AND LINEN CLOSETS
 11. GREY FILL AT UNIT PARTITIONS INDICATES ACOUSTIC BATT CONTINUITY, REFER TO WALL ASSEMBLIES FOR ADD. DETAILS
 12. ALL "CLEAR" DIMENSIONS ARE TO FACE OF GWB/DUROCK, U.N.O
 13. WINDOW OPENING LOCATIONS VARY, SEE BUILDING PLANS.

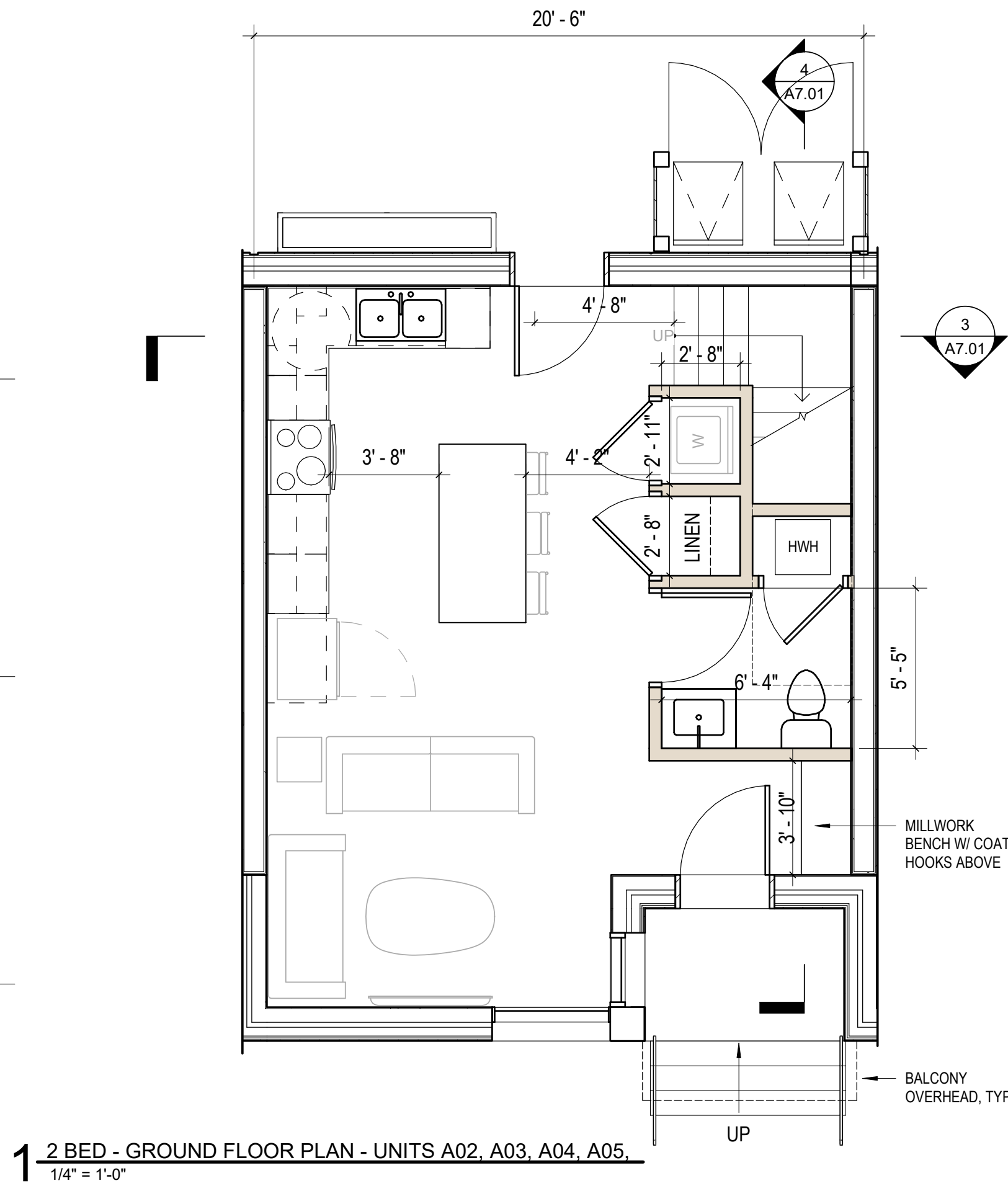


2 2 BED - UPPER FLOOR PLAN - UNITS A02, A03, A04, A05.
1/4" = 1'-0"



4 2 BED - TYP LONGITUDINAL SECTION
1/4" = 1'-0"

3 2 BED - TYP LATITUDINAL SECTION
1/4" = 1'-0"



1 2 BED - GROUND FLOOR PLAN - UNITS A02, A03, A04, A05.
1/4" = 1'-0"

PHA FRONT STREET DEVELOPMENT

36 & 41 West Presumpscot Street
Portland, Maine 04103

PROJECT

FRONT STREET REDEVELOPMENT, LP

14 Baxter Boulevard
Portland, Maine 04101
P 207 773.4753

OWNER

utile
ARCHITECTURE + URBAN DESIGN

115 KINGSTON ST
BOSTON, MA 02111
P 617 423 7200 F 617 423 1414
utiledesign.com

ARCHITECT

RANSOM CONSULTING

400 COMMERCIAL ST, SUITE 404
PORTLAND, ME 04101
P 207 772.2891 F 207 772.3284

CIVIL & GEOTECHNICAL

THORNTON TOMASETTI

75 YORK ST
PORTLAND, ME 04101
P 207 879. 1838

STRUCTURAL

PETERSEN ENGINEERING

127 PARROTT AVE
PORTSMOUTH, NH 03801
P 603 436. 4233

MEP/FP

CARROLL ASSOCIATES

217 COMMERCIAL ST, SUITE 200
PORTLAND, ME 04101
P 207 772.1552 F 207 772.0712

LANDSCAPE

STAMP

DATE	REVISION
12/10/2021	SCHEMATIC DESIGN PRICING SET

REVISIONS ON SHEET

DRAFT NOT FOR CONSTRUCTION

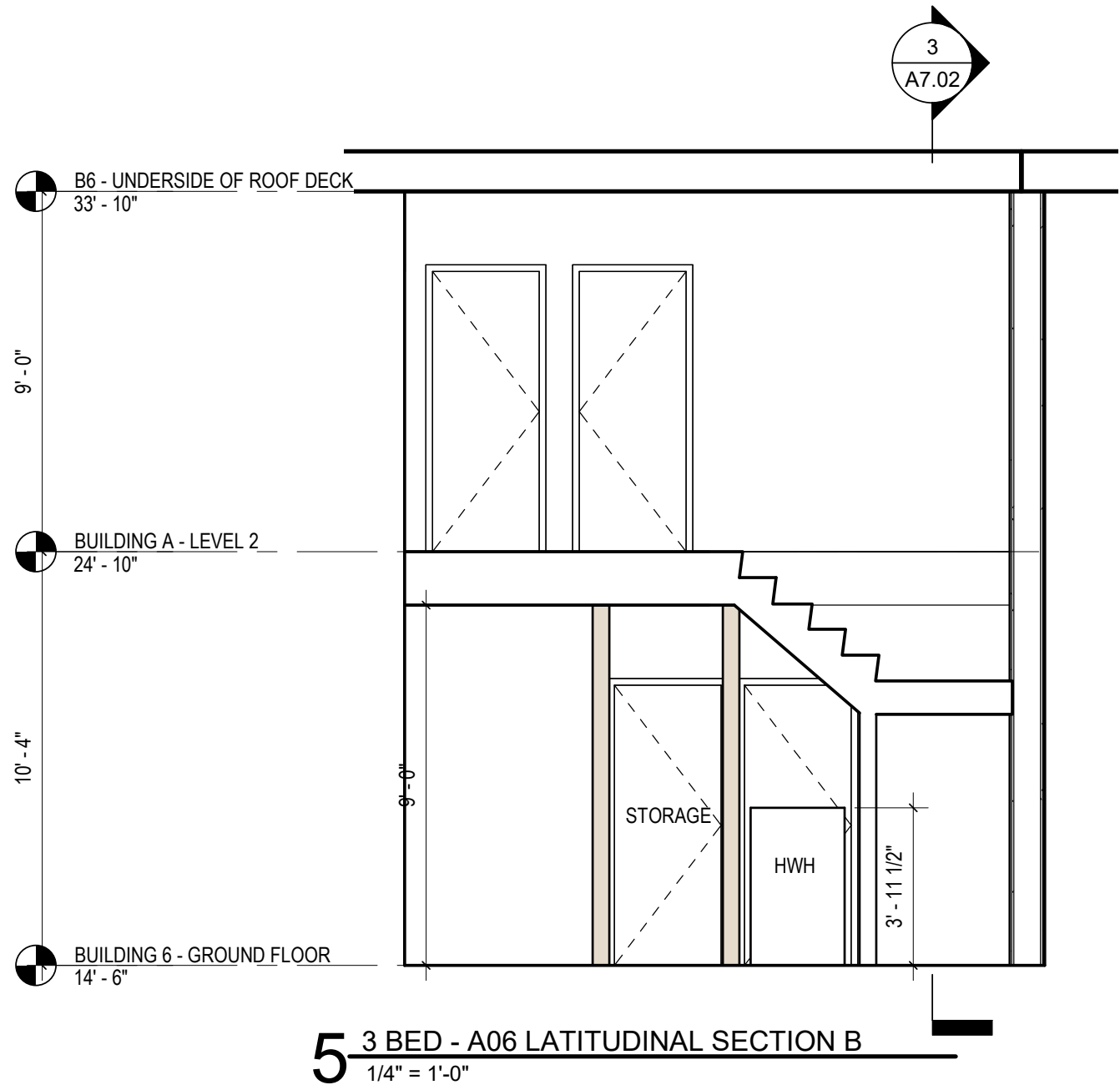
SCALE 1/4" = 1'-0" UTILITE PROJECT NUMBER 2140

ENLARGED UNIT PLANS

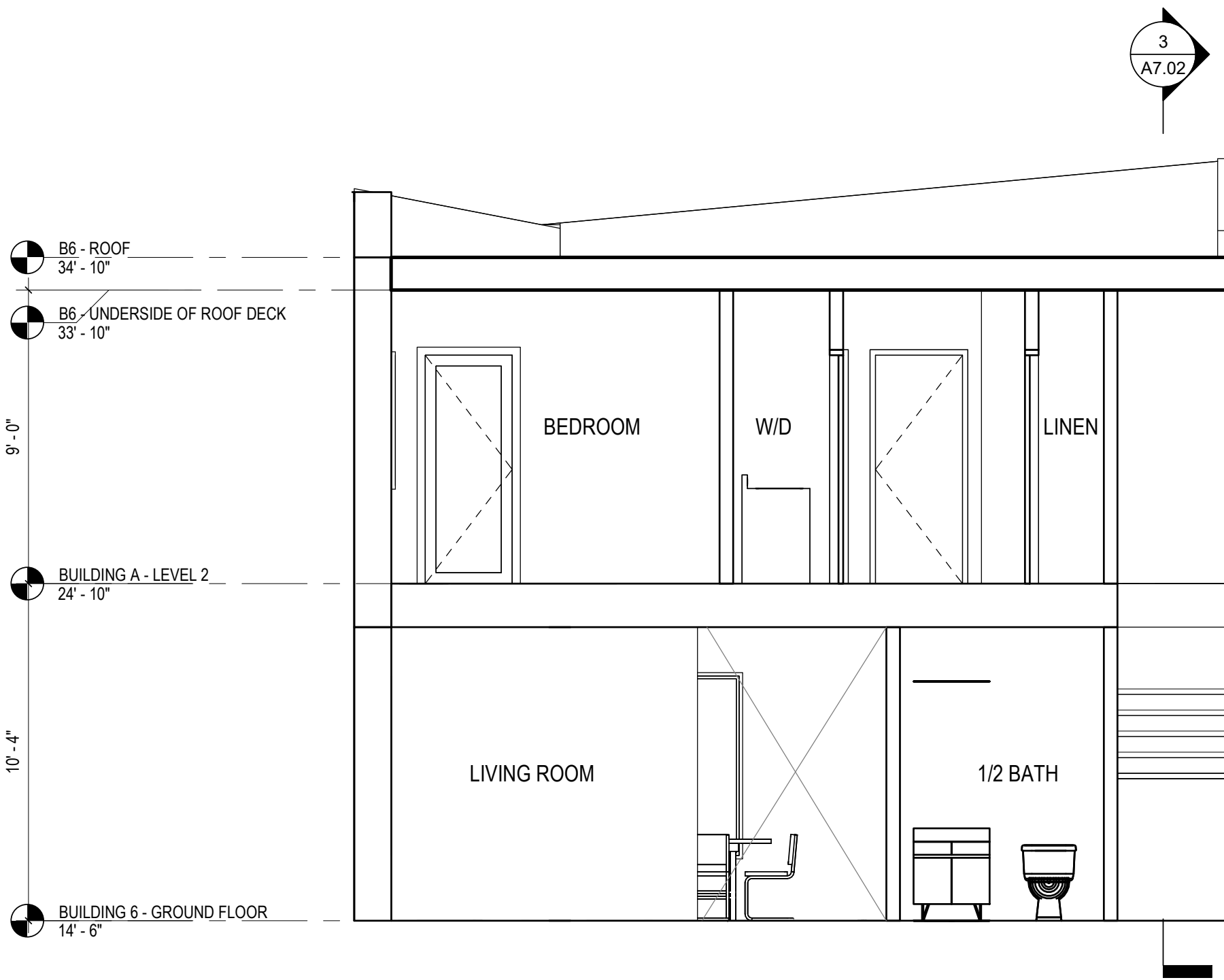
A7.01

ENLARGED FLOOR PLAN NOTES

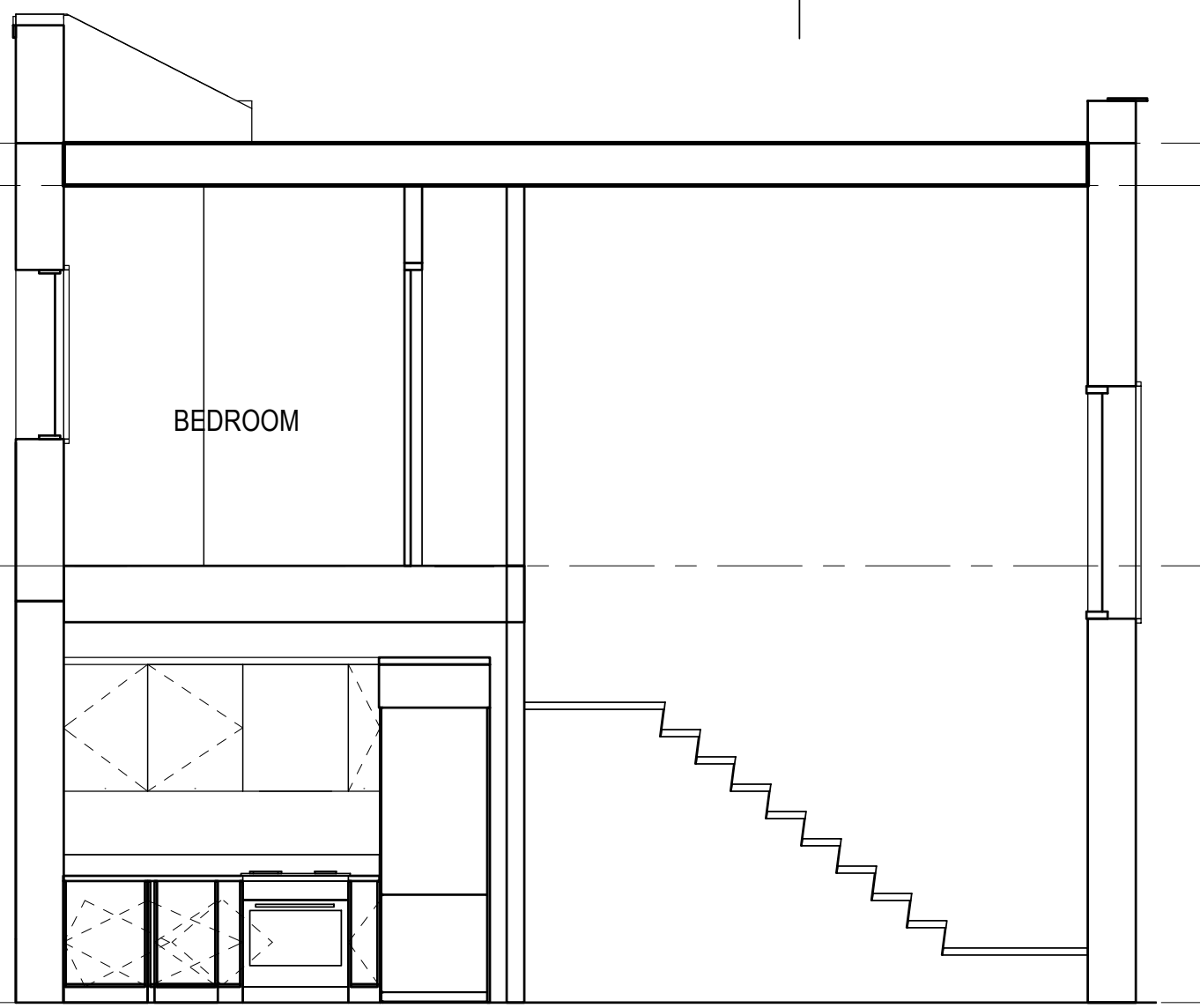
1. OVERALL DIMENSIONS TO GRIDLINES OR FACE OF STRUCTURE U.N.O
2. OPENINGS DIMENSIONS TO CENTER OF OPENING IN WOOD FRAMED WALLS
3. REFER TO OUTLINE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON FINISHES.
4. REFER TO ENLARGED KITCHEN AND BATHROOM PLANS FOR ADDITIONAL INFORMATION
5. ALL DIMENSIONS IN ENLARGED PLAN ARE TO FACE OF FRAME OR STRUCTURAL SHEATHING (WHERE PRESENT), U.N.O
6. ALL DOOR LOCATED AT 4" FROM ADJACENT WALL, U.N.O
7. CONFIRM ALL APPLIANCE AND FIXTURE DIMENSIONS IN FINAL SELECTION
8. PROVIDE MOISTURE RESISTANT GWB AT AREAS SUSCEPTIBLE TO MOISTURE, TYP AT BATHROOMS, KITCHENS, AND LAUNDRY ROOMS
9. PROVIDE DUROCK BEHIND TUB/SHOWER SURROUND
10. PROVIDE HANGING ROD AND WIRE SHELF AT ALL BEDROOM, COAT, AND LINEN CLOSETS
11. GREY FILL AT UNIT PARTITIONS INDICATES ACOUSTIC BATT CONTINUITY, REFER TO WALL ASSEMBLIES FOR ADD. DETAILS
12. ALL "CLEAR" DIMENSIONS ARE TO FACE OF GWB/DUROCK, U.N.O
13. WINDOW OPENING LOCATIONS VARY, SEE BUILDING PLANS.



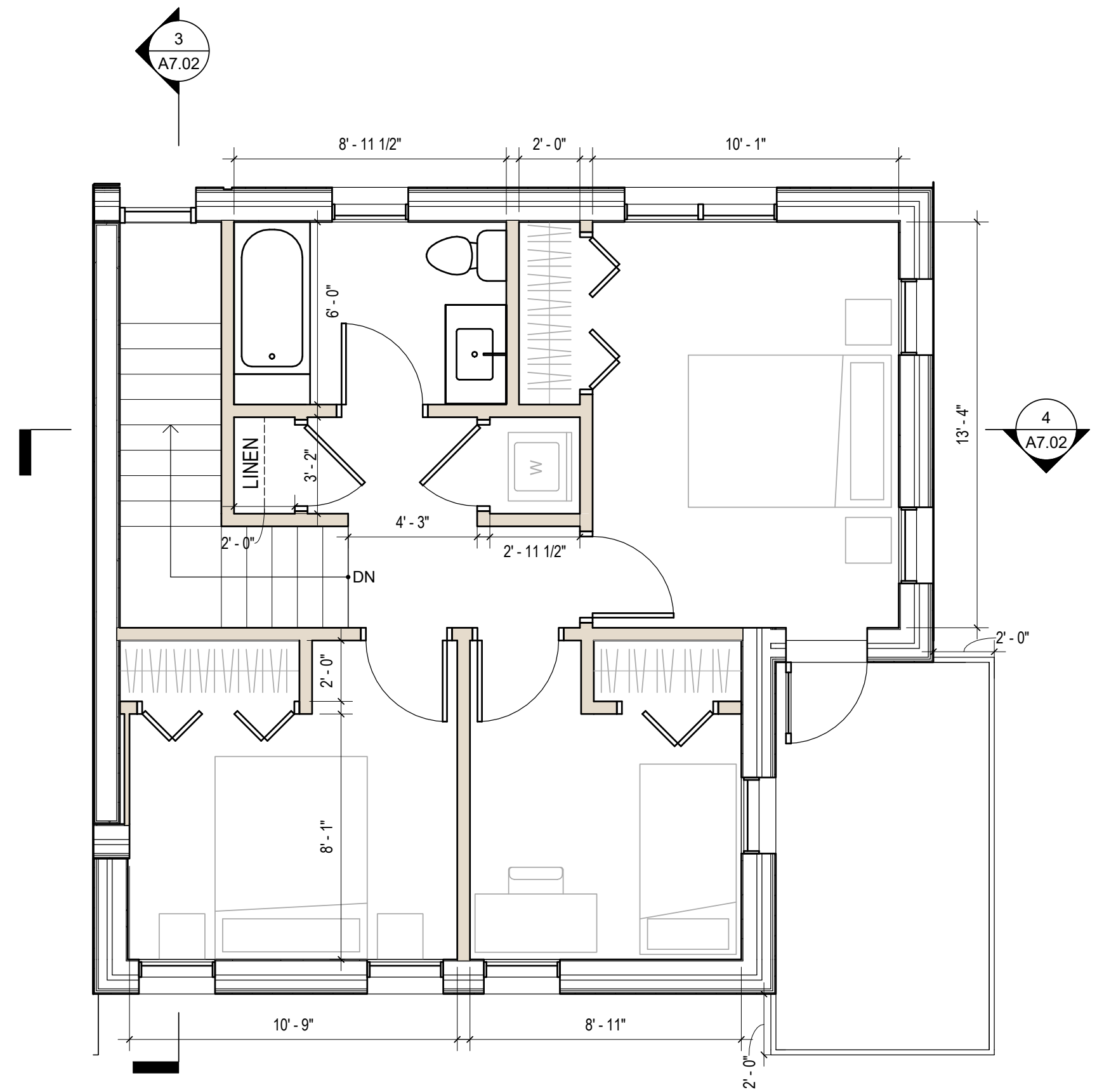
5 3 BED - A06 LATITUDINAL SECTION B
1/4" = 1'-0"



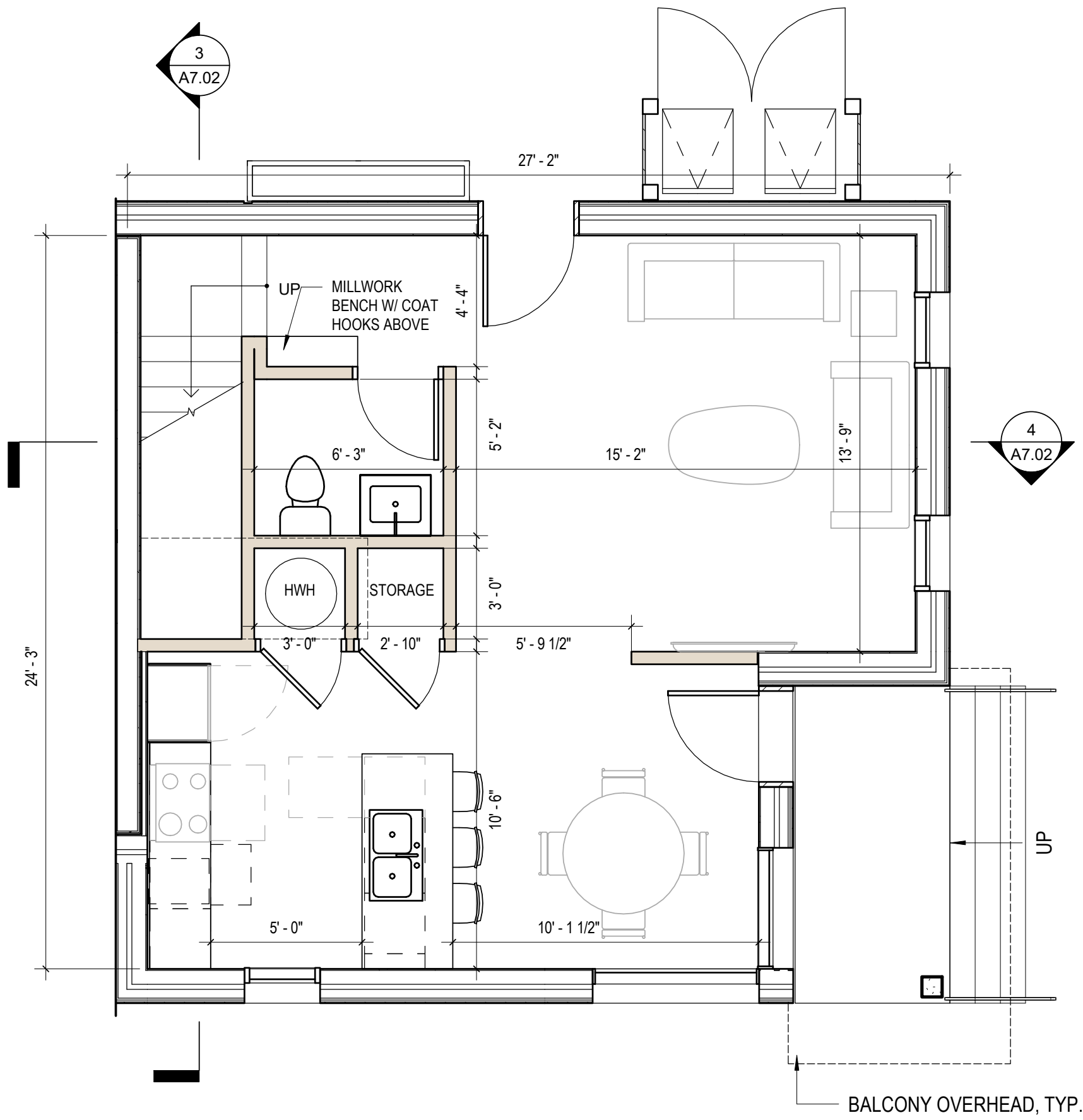
4 3 BED - A06 LATITUDINAL SECTION A
1/4" = 1'-0"



3 3 BED - A06 LONGITTUDINAL SECTION
1/4" = 1'-0"



2 3 BED - UPPER FLOOR PLAN - UNIT A06
1/4" = 1'-0"



1 3 BED - GROUND FLOOR PLAN - UNIT A06
1/4" = 1'-0"

PHA FRONT STREET DEVELOPMENT

36 & 41 West Presumpscot Street
Portland, Maine 04103

PROJECT

FRONT STREET REDEVELOPMENT, LP

14 Baxter Boulevard
Portland, Maine 04101
P 207 773.4753

OWNER

utile

ARCHITECTURE + URBAN DESIGN

115 KINGSTON ST
BOSTON, MA 02111
P 617 423 7200 F 617 423 1414
utiledesign.com

ARCHITECT

RANSOM CONSULTING

400 COMMERCIAL ST, SUITE 404
PORTLAND, ME 04101
P 207 772.2891 F 207 772.3284

CIVIL & GEOTECHNICAL

THORNTON TOMASETTI

75 YORK ST
PORTLAND, ME 04101
P 207 879. 1838

STRUCTURAL

PETERSEN ENGINEERING

127 PARROTT AVE
PORTSMOUTH, NH 03801
P 603 436. 4233

MEP/FP

CARROLL ASSOCIATES

217 COMMERCIAL ST, SUITE 200
PORTLAND, ME 04101
P 207 772.1552 F 207 772.0712

LANDSCAPE

STAMP

DATE	REVISION
12/10/2021	SCHEMATIC DESIGN PRICING SET

REVISIONS ON SHEET

DRAFT
NOT FOR
CONSTRUCTION

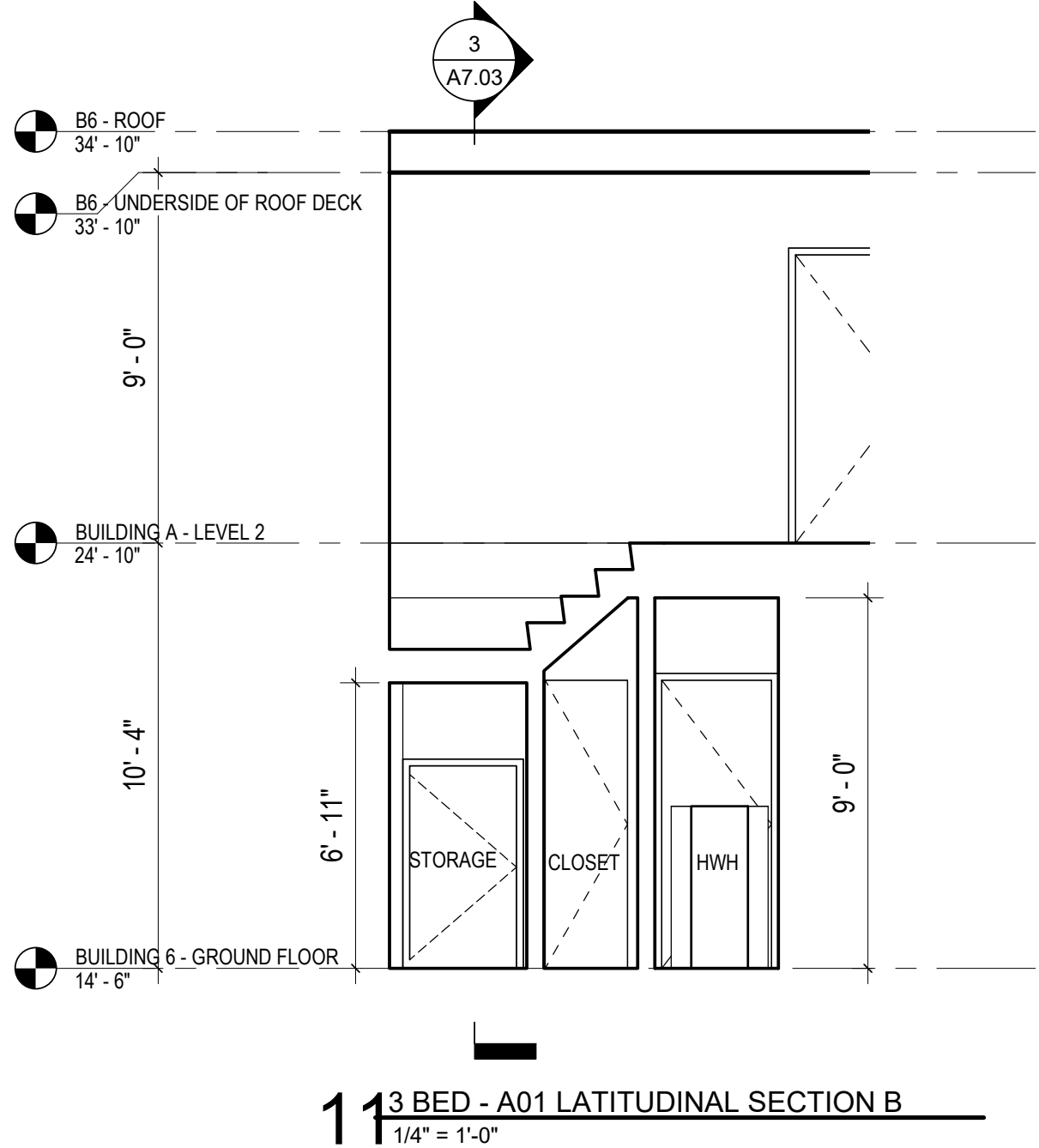
SCALE 1/4" = 1'-0" UTILITE PROJECT NUMBER 2140

ENLARGED UNIT PLANS

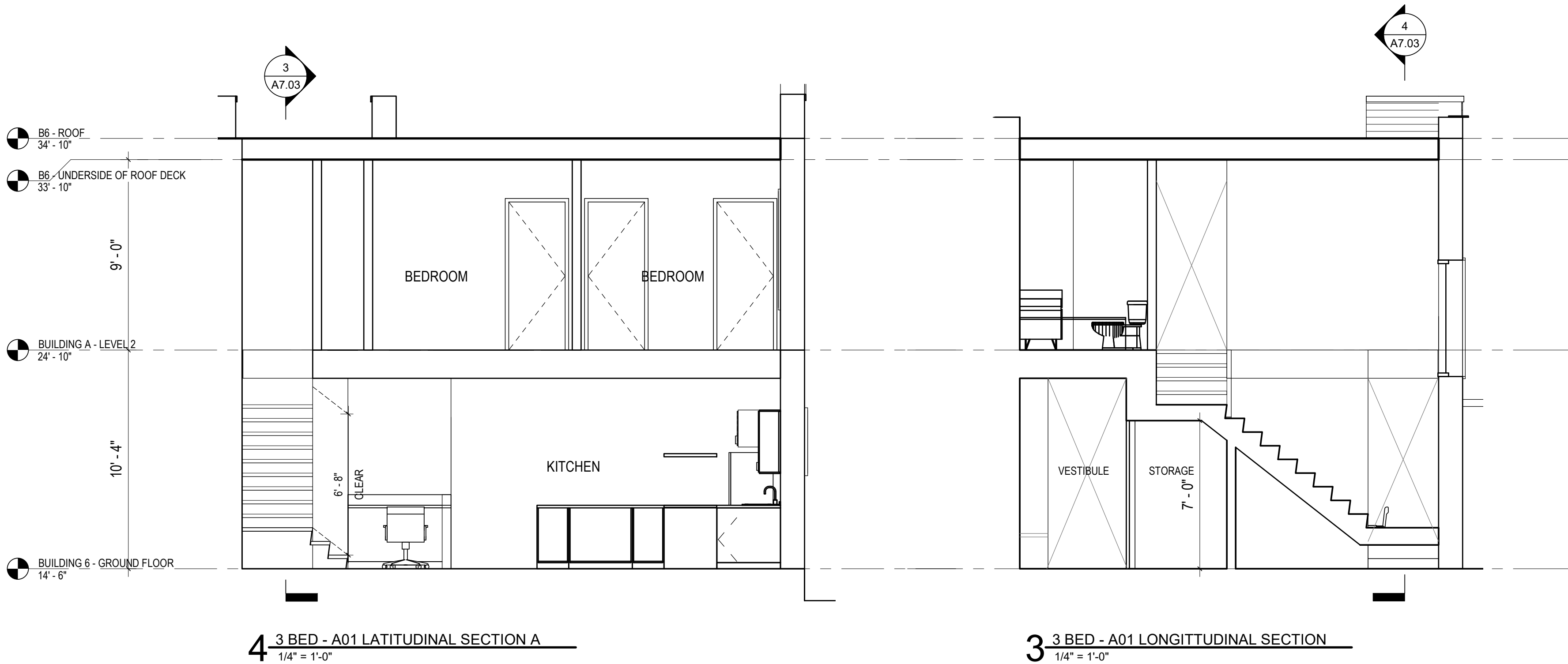
A7.02

ENLARGED FLOOR PLAN NOTES

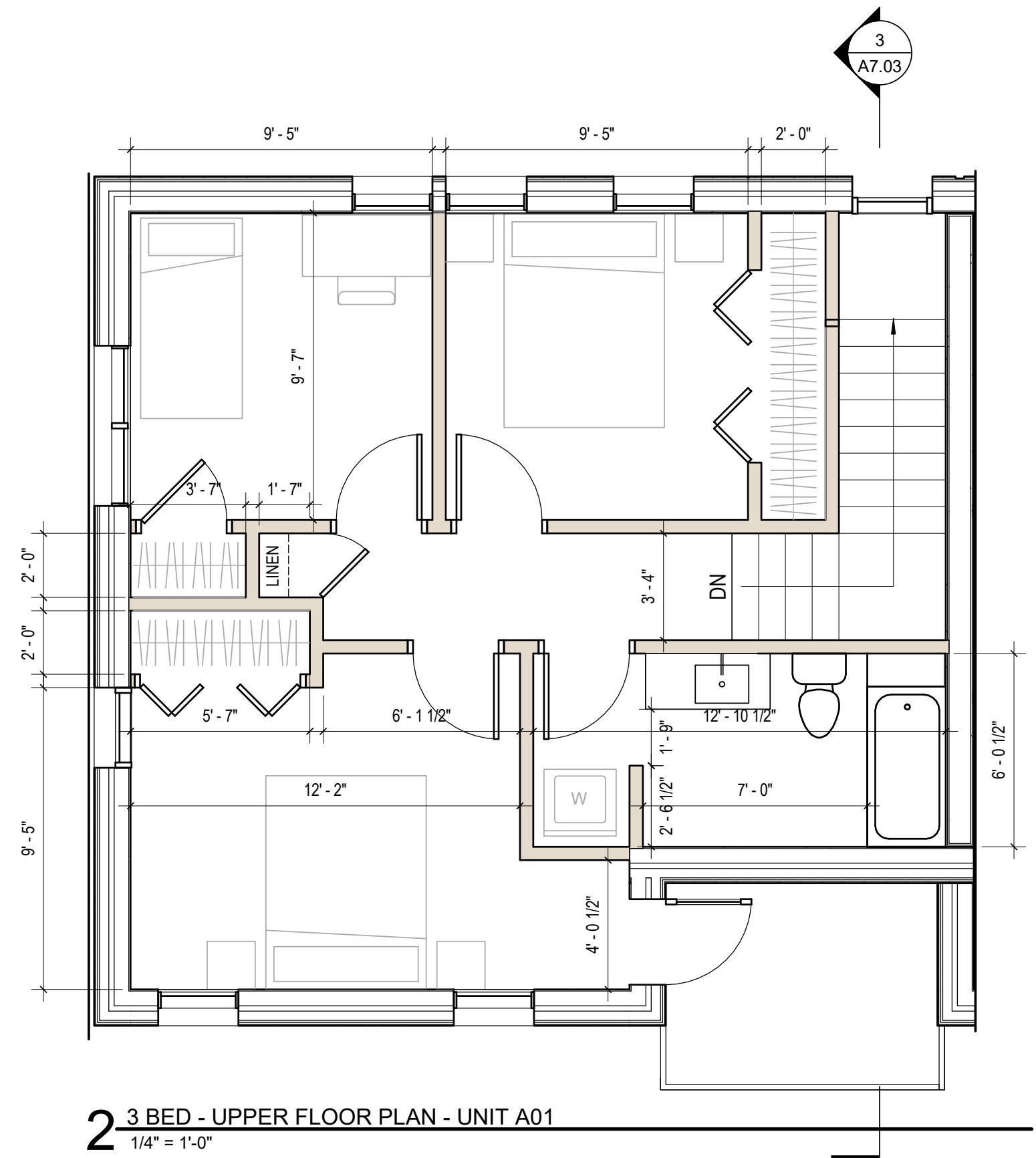
1. OVERALL DIMENSIONS TO GRIDLINES OR FACE OF STRUCTURE U.N.O
2. OPENINGS DIMENSIONS TO CENTER OF OPENING IN WOOD FRAMED WALLS
3. REFER TO OUTLINE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON FINISHES.
4. REFER TO ENLARGED KITCHEN AND BATHROOM PLANS FOR ADDITIONAL INFORMATION
5. ALL DIMENSIONS IN ENLARGED PLAN ARE TO FACE OF FRAME OR STRUCTURAL SHEATHING (WHERE PRESENT), U.N.O
6. ALL DOOR LOCATED AT 4" FROM ADJACENT WALL, U.N.O
7. CONFIRM ALL APPLIANCE AND FIXTURE DIMENSIONS IN FINAL SELECTION
8. PROVIDE MOISTURE RESISTANT GWB AT AREAS SUSCEPTIBLE TO MOISTURE, TYP AT BATHROOMS, KITCHENS, AND LAUNDRY ROOMS
9. PROVIDE DUROCK BEHIND TUB/SHOWER SURROUND
10. PROVIDE HANGING ROD AND WIRE SHELF AT ALL BEDROOM, COAT, AND LINEN CLOSETS
11. GREY FILL AT UNIT PARTITIONS INDICATES ACOUSTIC BATT CONTINUITY, REFER TO WALL ASSEMBLIES FOR ADD. DETAILS
12. ALL "CLEAR" DIMENSIONS ARE TO FACE OF GWB/DUROCK, U.N.O
13. WINDOW OPENING LOCATIONS VARY, SEE BUILDING PLANS.



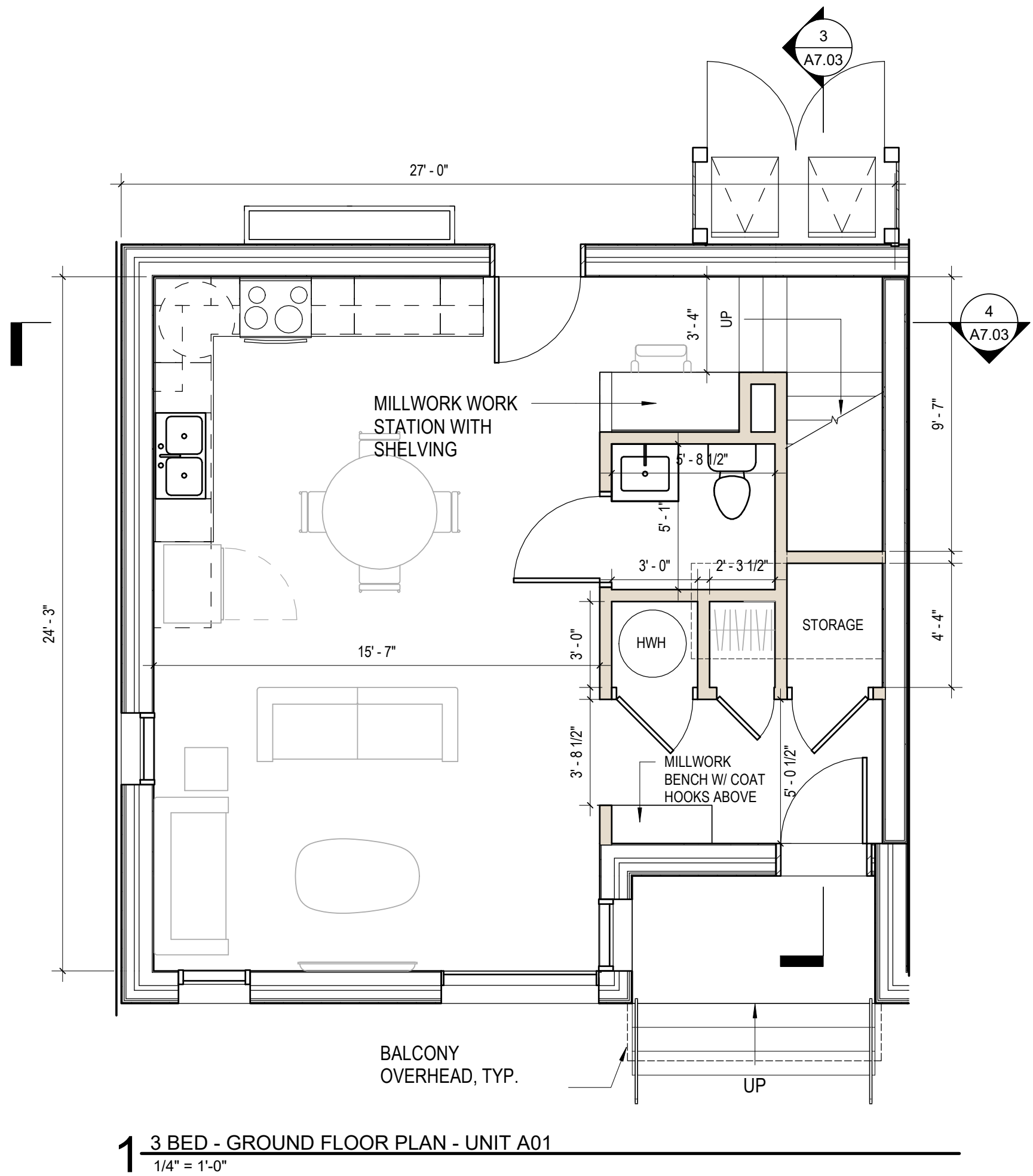
3 3 BED - A01 LONGITTUDINAL SECTION
1/4" = 1'-0"



4 3 BED - A01 LATITUDINAL SECTION A
1/4" = 1'-0"



2 3 BED - UPPER FLOOR PLAN - UNIT A01
1/4" = 1'-0"



1 3 BED - GROUND FLOOR PLAN - UNIT A01
1/4" = 1'-0"

PHA FRONT STREET DEVELOPMENT

36 & 41 West Presumpscot Street
Portland, Maine 04103

PROJECT

FRONT STREET REDEVELOPMENT, LP

14 Baxter Boulevard
Portland, Maine 04101
P 207 773.4753

OWNER

utile

ARCHITECTURE + URBAN DESIGN

115 KINGSTON ST
BOSTON, MA 02111
P 617 423 7200 F 617 423 1414
utiledesign.com

ARCHITECT

RANSOM CONSULTING

400 COMMERCIAL ST, SUITE 404
PORTLAND, ME 04101
P 207 772.2891 F 207 772.3284

CIVIL & GEOTECHNICAL

THORNTON TOMASETTI

75 YORK ST
PORTLAND, ME 04101
P 207 879. 1838

STRUCTURAL

PETERSEN ENGINEERING

127 PARROTT AVE
PORTSMOUTH, NH 03801
P 603 436. 4233

MEP/FP

CARROLL ASSOCIATES

217 COMMERCIAL ST, SUITE 200
PORTLAND, ME 04101
P 207 772.1552 F 207 772.0712

LANDSCAPE

STAMP

DATE	REVISION
12/10/2021	SCHEMATIC DESIGN PRICING SET

REVISIONS ON SHEET

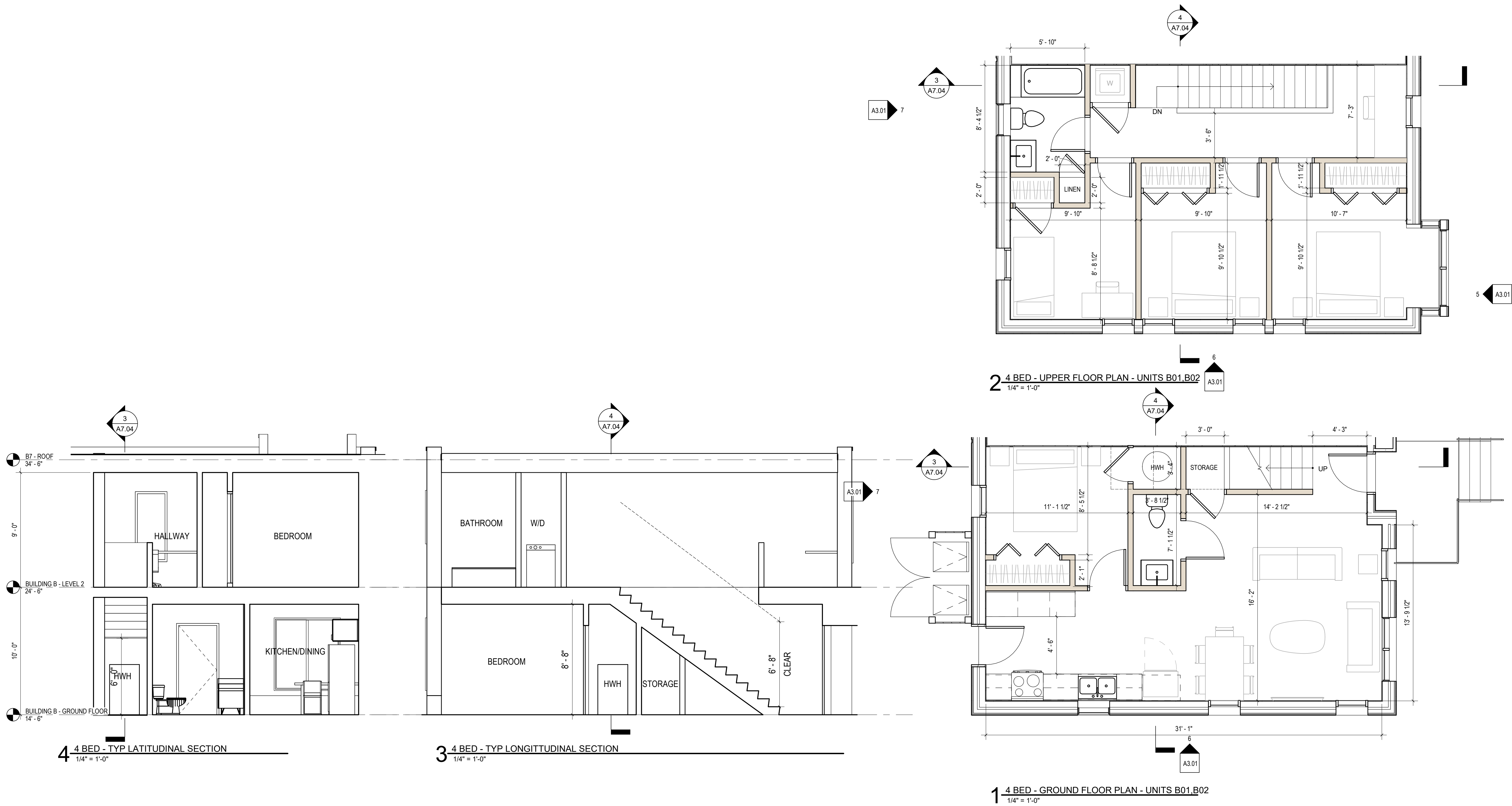
DRAFT
NOT FOR
CONSTRUCTION

SCALE	UTILITE PROJECT NUMBER
1/4" = 1'-0"	2140

ENLARGED UNIT PLANS

A7.03

- ENLARGED FLOOR PLAN NOTES**
- OVERALL DIMENSIONS TO GRIDLINES OR FACE OF STRUCTURE U.N.O
 - OPENINGS DIMENSIONS TO CENTER OF OPENING IN WOOD FRAMED WALLS
 - REFER TO OUTLINE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON FINISHES
 - REFER TO ENLARGED KITCHEN AND BATHROOM PLANS FOR ADDITIONAL INFORMATION
 - ALL DIMENSIONS IN ENLARGED PLAN ARE TO FACE OF FRAME OR STRUCTURAL SHEATHING (WHERE PRESENT), U.N.O
 - ALL DOOR LOCATED AT 4" FROM ADJACENT WALL, U.N.O
 - CONFIRM ALL APPLIANCE AND FIXTURE DIMENSIONS IN FINAL SELECTION
 - PROVIDE MOISTURE RESISTANT GWB AT AREAS SUSCEPTIBLE TO MOISTURE, TYP AT BATHROOMS, KITCHENS, AND LAUNDRY ROOMS
 - PROVIDE DUROCK BEHIND TUB/SHOWER SURROUND
 - PROVIDE HANGING ROD AND WIRE SHELF AT ALL BEDROOM, COAT, AND LINEN CLOSETS
 - GREY FILL AT UNIT PARTITIONS INDICATES ACOUSTIC BATT CONTINUITY, REFER TO WALL ASSEMBLIES FOR ADD. DETAILS
 - ALL "CLEAR" DIMENSIONS ARE TO FACE OF GWB/DUROCK, U.N.O
 - WINDOW OPENING LOCATIONS VARY, SEE BUILDING PLANS.



PHA FRONT STREET DEVELOPMENT

36 & 41 West Presumpscot Street
Portland, Maine 04103

PROJECT

FRONT STREET REDEVELOPMENT, LP

14 Baxter Boulevard
Portland, Maine 04101
P 207 773.4753

OWNER

utile
ARCHITECTURE + URBAN DESIGN

115 KINGSTON ST
BOSTON, MA 02111
P 617 423.7200 F 617 423.1414
utiledesign.com

ARCHITECT

RANSOM CONSULTING

400 COMMERCIAL ST, SUITE 404
PORTLAND, ME 04101
P 207 772.2891 F 207 772.3284

CIVIL & GEOTECHNICAL

THORNTON TOMASETTI

75 YORK ST
PORTLAND, ME 04101
P 207 879.1838

STRUCTURAL

PETERSEN ENGINEERING

127 PARROTT AVE
PORTSMOUTH, NH 03801
P 603 436.4233

MEP/FP

CARROLL ASSOCIATES

217 COMMERCIAL ST, SUITE 200
PORTLAND, ME 04101
P 207 772.1552 F 207 772.0712

LANDSCAPE

DATE	REVISION	STAMP
12/10/2021	SCHEMATIC DESIGN PRICING SET	

REVISIONS ON SHEET

DRAFT NOT FOR CONSTRUCTION

SCALE 1/4" = 1'-0" UTIL PROJECT NUMBER 2140

ENLARGED UNIT PLANS

A7.04

Attachment: Riverton Park Redevelopment & Renovation Project Summary



BOARD OF DIRECTORS

Cheryl A. Sessions, President
Kristin Blum, Vice-President
Luisa Deprez, Director
Christian MilNeil, Director
Monique Mutumwinka, Director
Shirley Peterson, Director
Thomas Valteau, Director
Robyn Tucker, Director

14 Baxter Boulevard
Portland, ME 04101
Office: 207-773-4753
Fax: 207-761-5886

Affordable Housing Development and Tax Increment Financing Application Project Description – Riverton Park

PROPERTY ADDRESS

2 Riverton Drive, Portland, ME 04103

TAX CHART, BLOCK AND LOT NUMBER

Tax Map #327-B-012

TOTAL ACREAGE

±19.89 acres

ZONING DESIGNATION

Riverton Park is currently located entirely in the R-5 zone. The redevelopment and renovation scope of work proposed by PHDC at Riverton Park require an amendment to the zoning district. In October 2021, PHDC submitted an Application for a Map and Text Amendment for the Property. This application, which is currently pending, proposes the following changes in order to facilitate renovation and redevelopment:

- Amend Portland Zoning Map such that a portion of the site closest to Forest Avenue is zoned B-2 Community Business and the majority of the property is zoned R-5A.
- Amend R-5A zone to allow Places of Assembly (POA) greater than 10,000 square feet.
- Amend R-5A zone to require a minimum of 0.5 acres and 1.0 acre if less than 10,000 square feet of POA or more than 10,000 square feet of POA, respectively. This item was proposed by City Planning staff.

Based on close coordination with Planning staff about rezoning and a high likelihood of rezoning approval by the Planning Board, we believe the proposed renovation and redevelopment project will comply and be permitted with respect to zoning regulations.

DESCRIPTION OF MUNICIPAL HOUSING NEED AND HOW IT IS MET BY DEVELOPMENT

Riverton Park is currently under a Payment In Lieu of Taxes (PILOT) agreement with the City of Portland due to PHA's tax-exempt status. The PILOT is a voluntary payment made annually as a substitute for property taxes. The current PILOT amount is small in comparison to its taxable potential. Redevelopment and rehabilitation of Riverton Park, and the creation of Affordable Housing Tax Increment Financing

(AHTIF) district, would negate this property's PILOT and bring it onto the City Assessor's books. A 50% AHTIF would significantly increase the amount Riverton Park pays to the City compared to the PILOT.

In terms of market conditions, high occupancy rates and long waitlists indicate significant pent-up demand for rental housing in Portland. Portland Housing's whole portfolio of over 900 rental units has a current occupancy rate of over 98%, and is often 99%. Our waitlist for rental apartments is ±1,500 households. This is especially true for Very Low Income (VLI) and Extremely Low Income (ELI) households.

PHA also manages the local Section 8 program of ±2,100 vouchers. There are currently thousands of households on our voucher waitlist. After applying, it typically takes 8 years on average before a household will be assigned a voucher. Moreover, many voucher-holders experience significant difficulty locating an available dwelling unit because of Portland's tight, competitive and expensive rental market.

The City of Portland has a very low vacancy rate. According to a 2021 market study by Vogt Strategic Insights, multifamily properties Portland has a vacancy rate of over 97%. According to the US Census Bureau, the state of Maine has the lowest vacancy rate in the entire country at 2.7% as of early-2021.

The following is from the Livable City section of the Comprehensive Plan, adopted by the City in 2017:

"While Portland has welcomed much needed new housing construction in recent years, both the lack of sufficient housing supply and the affordability of that housing for a healthy socioeconomic cross-section of the population remain critical challenges."

Additionally, the Housing section of the 2017 Comprehensive Plan notes:

*"The City has a suite of existing tools and policies that remain important in supporting a more equitable and diverse housing supply. To supplement ongoing efforts in this area, the City Council has established a Housing Committee to recommend new housing policies, promote balanced development, and make recommendations regarding available development tools, **such as tax increment finance zones**, the Affordable Housing Revolving Loan Fund, Community Development Block Grants, HOME Program, and zoning and policy changes. The committee engaged in a robust public process throughout the spring and summer of 2016 not only to identify housing issues, but develop creative solutions. **The Committee identified two main, interrelated themes: housing insecurity and lack of sufficient and suitable housing supply.**"*

The redevelopment and rehabilitation project at Riverton Park will help alleviate housing demand and preserve affordability:

- Following completion, Riverton Park will contain 182 units. This is a net increase of 41 residential units.
- 123 units of existing affordable units in Portland will be preserved.
- 165 Riverton Park units will be affordable for low-income families earning at or below 60% of AMI for at least 90 years, as required by the City of Portland.
- 141 PBVs will guarantee that these households continue to pay no more than 30% of their income towards housing costs.
- 17 units will be market-rate units to increase economic diversity at Riverton Park.
- 20 units will be designed and built to be fully accessible. Proposed sitework to sidewalks, ramps and parking lots will improve accessible routes throughout the property.
- Following rehabilitation, the existing townhome units will be in like-new condition: all units will enjoy new finishes and fixtures; mechanical systems will be upgraded; high-performing

- water- and energy-efficient equipment will be installed; the siding will be replaced with integrated insulation; and landscaping will improve property aesthetics and marketability.
- Riverton Park is next to a bus route (METRO route 2), thereby promoting smart growth and transit-oriented development.

REQUESTED AMOUNT OF AFFORDABLE HOUSING DEVELOPMENT FUNDING

We are requesting the establishment of a 30-year 50% AHTIF District and \$600,000 of City Housing Trust Fund for the project.

DESCRIPTION OF HOW CITY'S PARTICIPATION IS FINANCIALLY NECESSARY

A detailed operating budget can be found in Attachments 18-20. Without the implementation of a 50% AHTIF district and City Housing Trust Funds, the project only provides a debt service coverage ratio (DSCR) under 1.15 in Year 1, which is required to obtain financing. A 50% AHTIF district and City Housing Trust Funds would increase the project's DSCR to above 1.15 in Year 1, allowing the project to meet minimum lender financing requirements with a cushion to account for anticipated rising construction costs and interest rates.

NUMBER AND TYPE OF UNITS TO BE CONSTRUCTED OR REHABILITATED

The Riverton Park redevelopment and rehabilitation project consists of these components:

- Significant rehabilitation of 123 existing units within 21 residential buildings in Circles #2 through #6. Rehab will upgrade building envelopes, kitchens, bathrooms, unit finishes, mechanical equipment and sitework of these buildings, as well as improve accessibility, ventilation, and energy-efficiency.
- Demolition of 4 buildings with 24 units in Circle #1, and the new construction of one 4-story double-loaded corridor building with 59 units. The new building will replace the same amount of larger family units (3BR and larger), and add smaller units (studio, 1BR and 2BR units). This building is proposed to house PHA Property Management, Greater Portland Health, and retail space(s). Proposing this new construction achieve Passive House Certification.
- Demolition of existing Admin Office and new construction of a ±12,000 sq. ft. Community Center for resident services. The Community Center will enable multiple service providers (PHA Study Center, Boys & Girls Club, and Community Policing) to relocate out of residential units, thereby increasing the number of residential units by four. A new adjacent basketball court will be provided.
- New construction of a Maintenance Building where the existing basketball court is located.

Below is the affordability targeting table for Riverton Park following rehabilitation. All units at Riverton Park will remain affordable to households earning at or below 60% of AMI. Riverton Park will meet the City's Inclusionary Zoning ordinance as all units meet the Workforce Rental Unit definition.

UNIT SIZE	INCOME TARGETING (% of AMI)	# OF UNITS
Studio	50%	1
	60%	4
	Market	3
1-bedroom	50%	6
	60%	2

*has established a Housing Committee to recommend new housing policies, promote balanced development, and make recommendations regarding available development tools, **such as tax increment finance zones**, the Affordable Housing Revolving Loan Fund, Community Development Block Grants, HOME Program, and zoning and policy changes. The committee engaged in a robust public process throughout the spring and summer of 2016 not only to identify housing issues, but develop creative solutions. **The Committee identified two main, interrelated themes: housing insecurity and lack of sufficient and suitable housing supply.***

The redevelopment and rehabilitation of Riverton Park creates new affordable homes; improves and preserve 123 units of existing affordable housing; and is thereby consistent with an important overarching goal of the Comprehensive Plan to preserve and expand the affordable housing supply in the City.

DESCRIPTION OF HOW HOUSING AND FACILITIES IN THE DEVELOPMENT WILL BE OPERATED AFTER COMPLETION

Riverton Park will remain restricted as an affordable apartment community for at least 90 years following rehabilitation, per City of Portland requirements. The project will be regulated by MaineHousing, HUD, and a to-be-determined LIHTC equity investment partner, among others.

Portland Housing Authority (PHA) will continue to be the Management Agent at Riverton Park. PHA has over 75 years of property management experience and currently manages a portfolio of over 1,000 affordable units within Portland. Additionally, PHA manages the administration of ±1,900 Section 8 housing vouchers. Overall, PHA houses ±6,500 residents, close to 10% of the City's population. As a long-term owner in affordable homes, the mission of PHA and its affiliates is to expand and preserve Portland's stock of affordable housing.

PHA's experienced and professional Property Management team will ensure maintenance and repairs are performed in a timely and satisfactory manner that sustain this asset for decades to come. They have the requisite training and knowledge of funding programs and regulations to ensure ongoing compliance with all funder requirements. Additionally, our Resident Services staff is skilled at assessing community and resident needs, and organizing to address those needs. Resident Services staff process referrals and connect Riverton Park residents with services and resources. They develop and operate programs that enable residents to gain educational, financial and self-sufficiency skills, as well as build collaborative relationships with area providers and solicit resources.

DESCRIPTION OF PLANNED USES OF TAX INCREMENT REVENUES FROM THE DISTRICT

We request a 50% rebate of taxes for a period of 30 years under an AHTIF district to reduce the operations cost burden on Riverton Park. Without this, redevelopment and rehabilitation of this affordable project serving families could not proceed. The proposed AHTIF District would return 50% of the captured value to the project, thereby reducing operating expenses and allowing the project to carry the necessary debt to finance rehabilitation and maintain affordable rents. All AHTIF revenue will go towards the improvements, facilities, programs, resident services and other activities inside the district.

	Market	5
2-bedroom	50%	25
	60%	7
	Market	6
3-bedroom	50%	59
	60%	9
	Market	3
4-bedroom	50%	24
	60%	2
5-bedroom	50%	20
6-bedroom	50%	6
TOTAL		182

All data and experience points to the need to create and preserve more safe, affordable, sustainable and quality homes in Portland. The redevelopment and rehabilitation of 182 affordable units at Riverton Park will help alleviate housing demand, preserve deeply affordable homes for families and have significant public benefits to Portland.

DESCRIPTION OF RESIDENTIAL AND NON-RESIDENTIAL USES IN THE AREA

100% of the uses (±19.89 acres) will be residential or accessory uses to residential.

DESCRIPTION OF ACCESSORY USES RELATING TO RESIDENTIAL USE

Riverton Park will create a new Community Center to house resident service activities. A new PHA property management office, a Greater Portland Health Clinic, and small retail space will be located on the ground-floor of the new Building 1. There will also be recreational facilities, including a new basketball court, a recreational field and playgrounds.

DESCRIPTION OF RELOCATION PLAN

A detailed relocation plan can be found in Attachment 25. All residents will be eligible to return to Riverton Park upon project completion. It is expected all households will be required to temporarily relocate. It is anticipated most will be relocated on-site to a vacant unit, while some may temporarily relocate to another off-site affordable unit that is owned and operated by PHA. All residents will receive relocation assistance for reasonable costs that may arise as a result of the temporary relocation. A full-time Resident Transition Specialist will also be available to assist residents with their relocation needs before, during, and after the rehabilitation project has been completed. There will not be any involuntary displacement of any households due to the project.

DESCRIPTION OF HOW THE DEVELOPMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN

As noted above, the Comprehensive Plan recognizes the need for an adequate supply of affordable housing in the City:

“While Portland has welcomed much needed new housing construction in recent years, both the lack of sufficient housing supply and the affordability of that housing for a healthy socioeconomic cross-section of the population remain critical challenges.”

Additionally, the Comprehensive Plan notes:

“The City has a suite of existing tools and policies that remain important in supporting a more equitable and diverse housing supply. To supplement ongoing efforts in this area, the City Council

Riverton Park

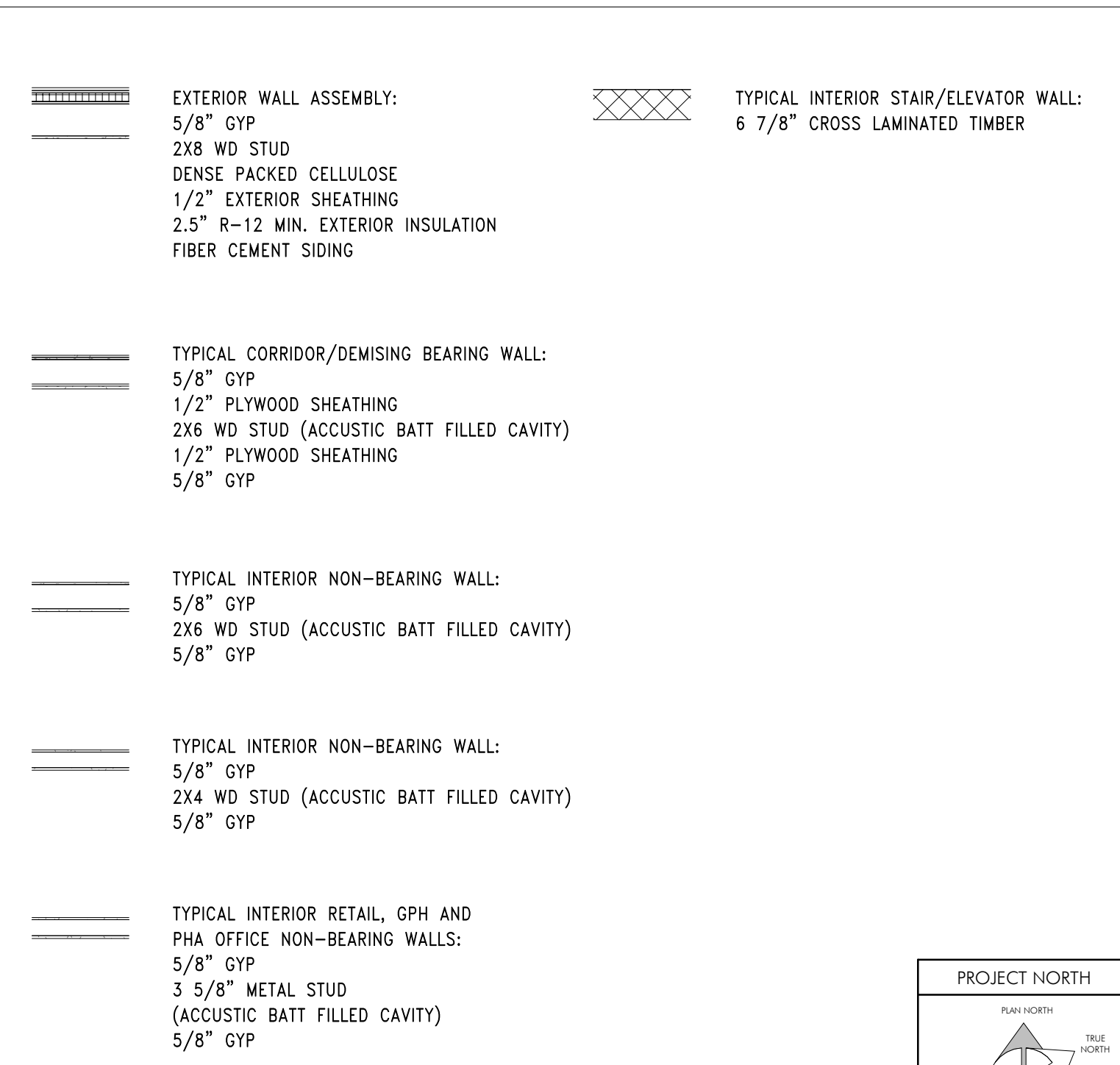
2 Riverton Drive, Portland, ME 04103



Riverton Park

2 Riverton Drive, Portland, ME 04103





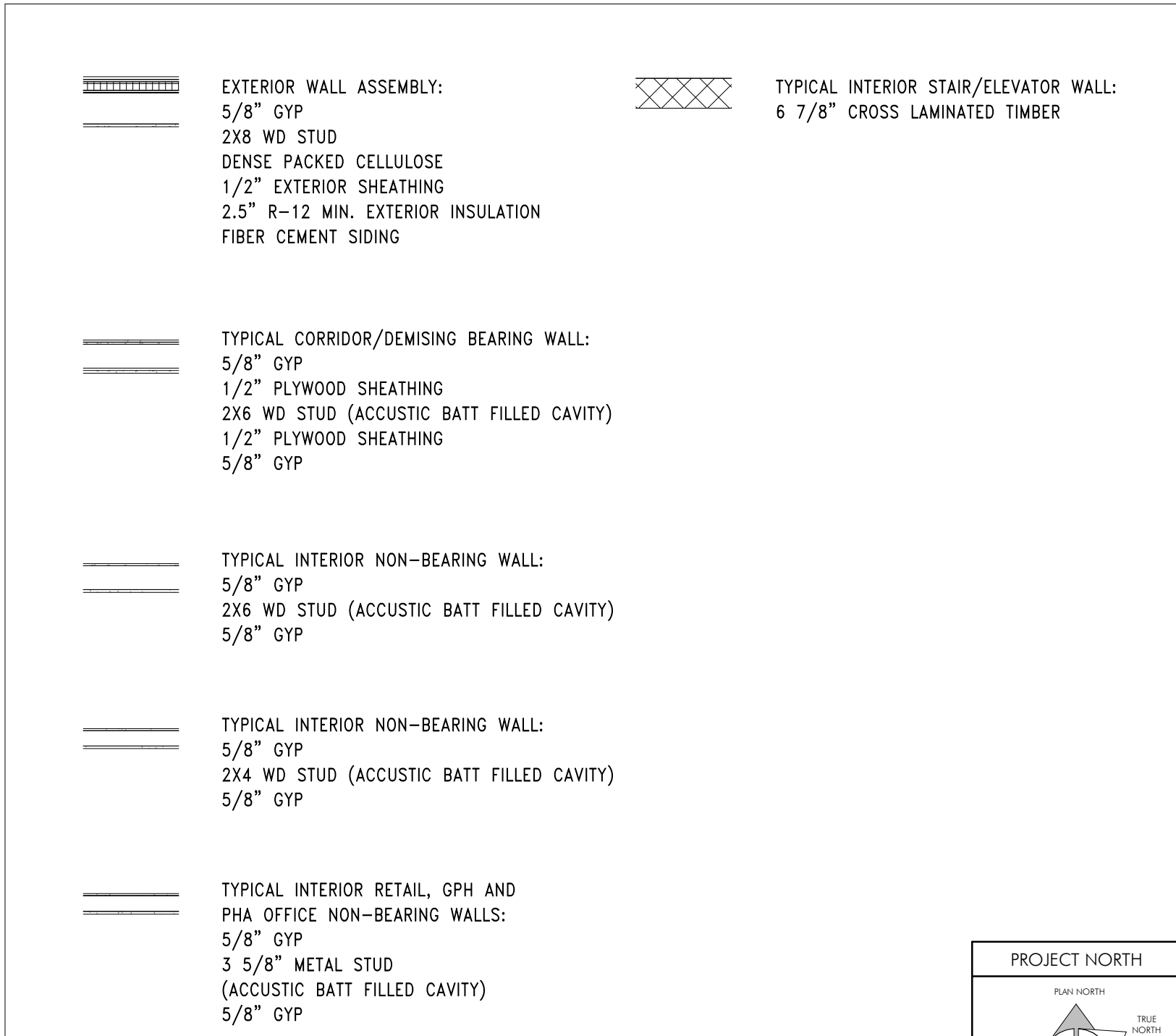
SCHEMATIC DESIGN WALL TYPES LEGEND	
REFERENCED FROM:	SCALE: 3/8" = 1'-0"

[illegible]

DRAWING NUMBER

A1.10

SCALE:	As indicated
DATE:	1/11/2022



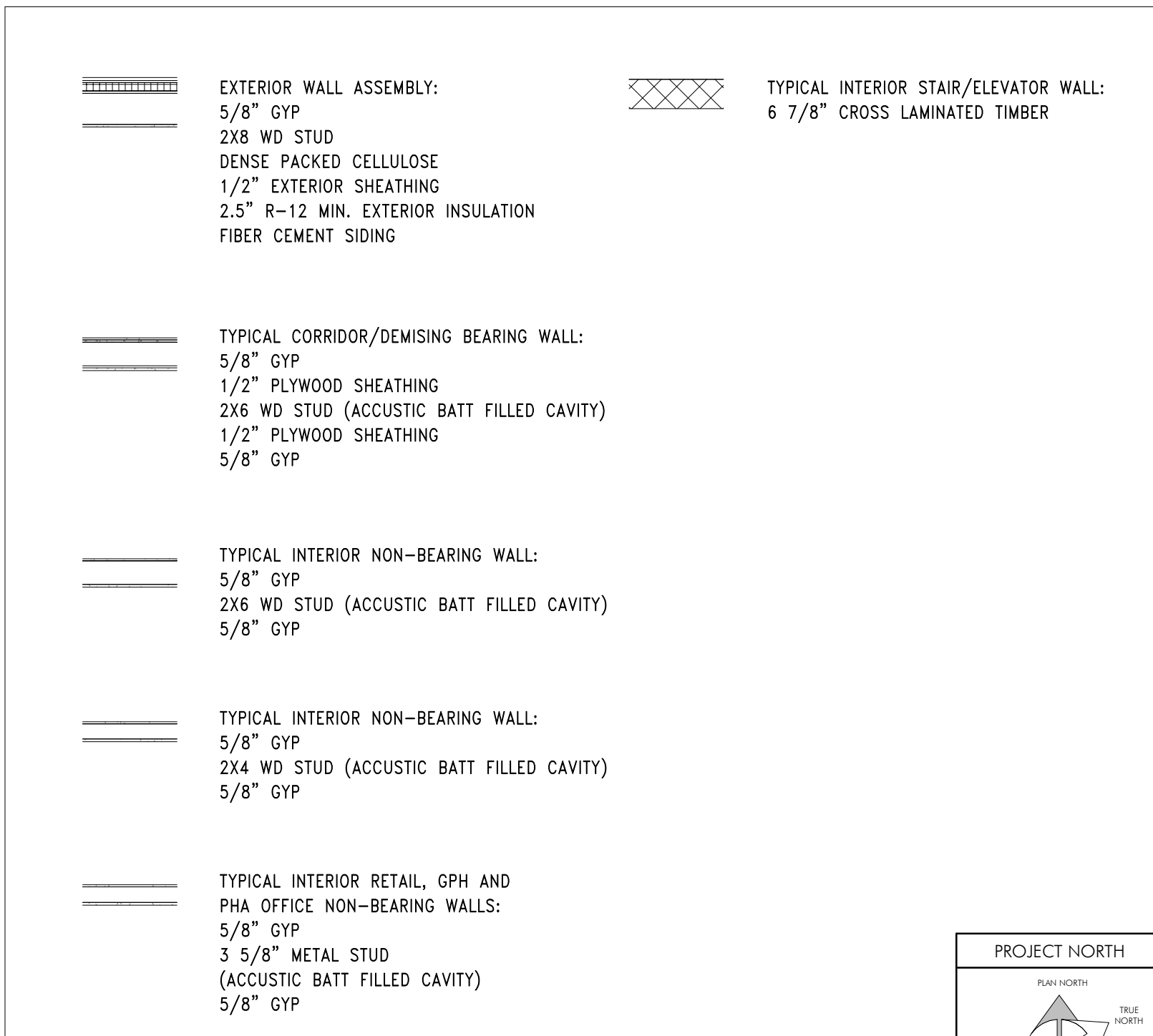
SCHEMATIC DESIGN WALL TYPES LEGEND	
REFERENCED FROM:	SCALE: 3/8" = 1'-0"

[illegible]

DRAWING NUMBER

A1.20

SCALE:	As indicated
DATE:	1/11/2022

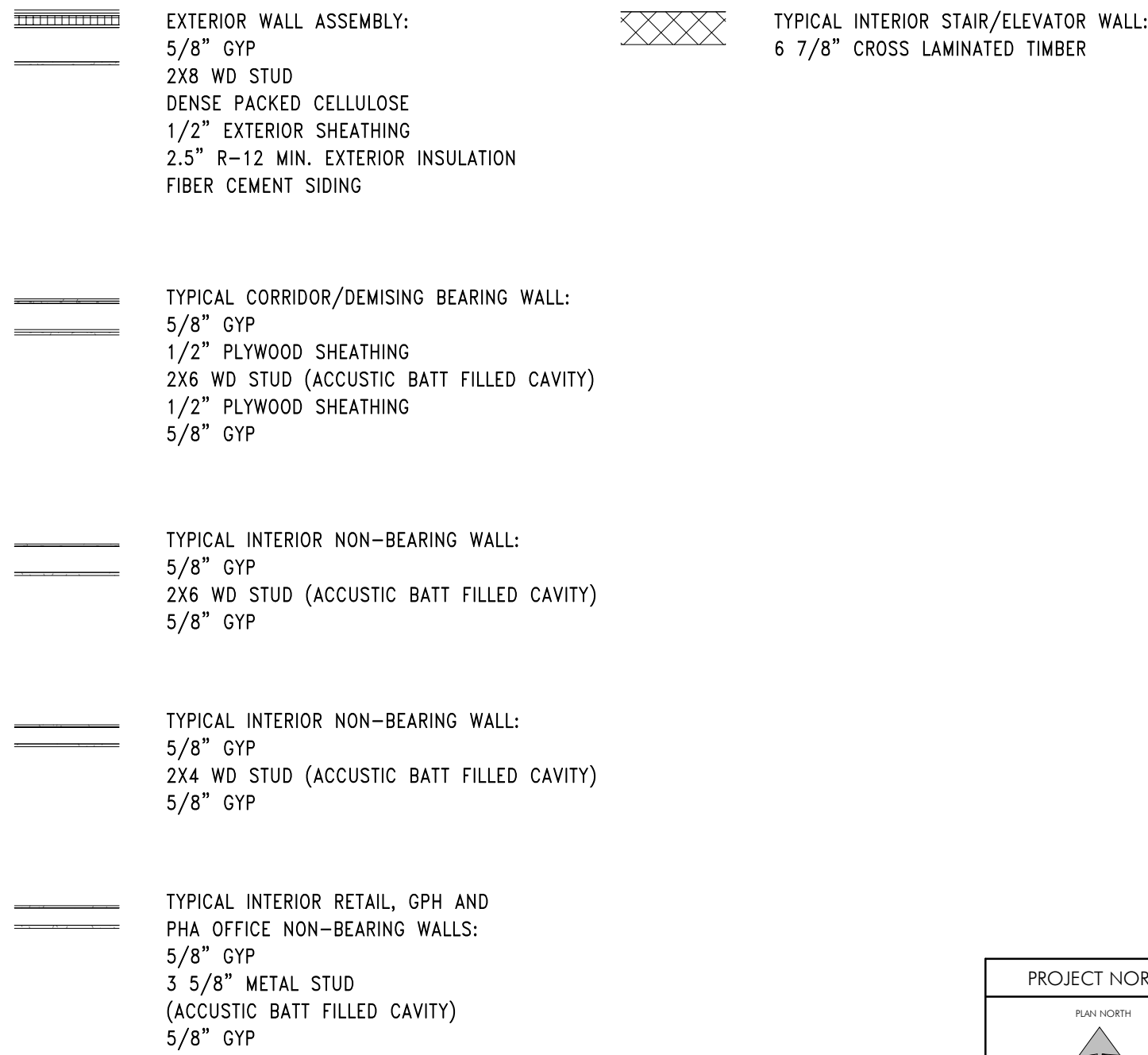


SCHEMATIC DESIGN WALL TYPES LEGEND

REFERENCED FROM: SCALE: 3/8" = 1'-0"

DATE: 1/11/2022

SCHEMATIC DESIGN 76 of 83



UNIT MIX LEVEL 4

PER FLOOR

0-BED = 2

1-BED = 3 (1/3 ACCESSIBLE TYPE-A)

2-BED = 5

3-BED = 7 (1/7 ACCESSIBLE, 1/7 ACCESSIBLE TYPE-A)

TOTAL = 17 UNITS (3 ACCESSIBLE)

TOTAL AREA = 18,308 SF

SCHEMATIC DESIGN WALL TYPES LEGEND

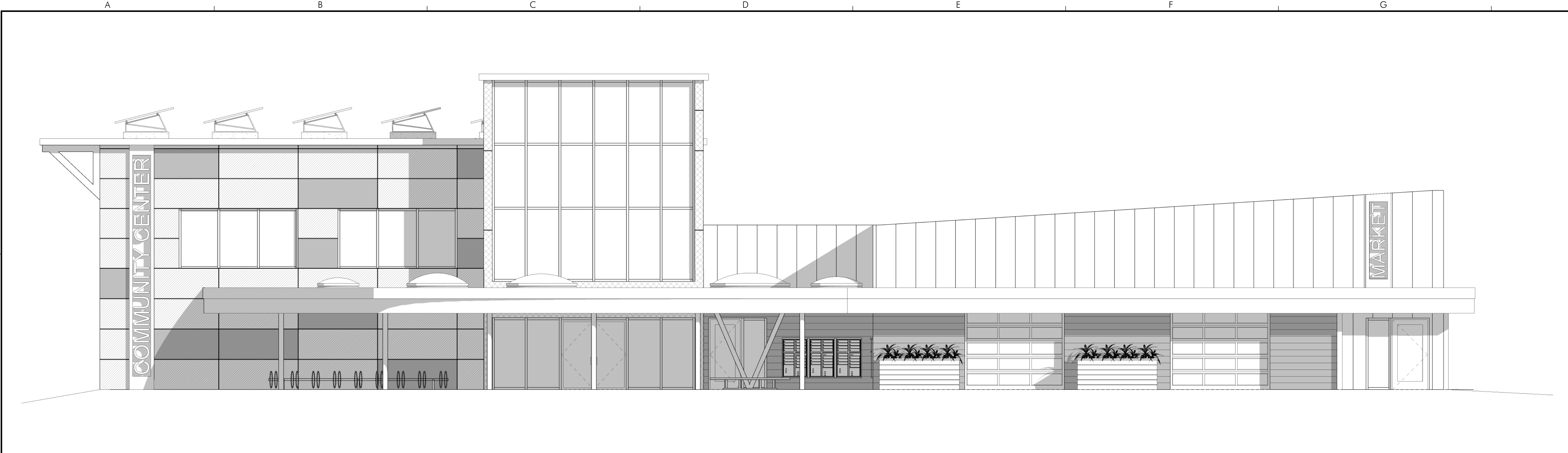
REFERENCED FROM: SCALE: 3/8" = 1'-0"

PROJECT NORTH

PLAN NORTH

TR NO

A5 04-FORTH FLOOR - OVERALL PLAN
 REFERENCED FROM: A3.00 SCALE: 3/32" = 1'-0"



PROJECT TEAM:

BUILDING OWNER:

The logo for the Portland Housing Authority features a stylized illustration of four houses in blue, red, green, and orange, with a blue wavy line representing water below them. The text "PORTLAND HOUSING AUTHORITY" is written in a sans-serif font below the illustration.

RIVERTON PARK, LP.
14 BAXTER BLVD
PORTLAND, ME 04101
TEL: (207) 773-4753

ARCHITECT:

The logo for CWS Architecture + Interior Design features the letters "CWS" in a large, bold, orange font. To the right of "CWS" is the text "ARCHITECTURE + INTERIOR DESIGN" in a smaller, black, sans-serif font. Below this, the text "PLANNING + DESIGN CONSTRUCTION SERVICES" is written in a very small, black, sans-serif font.

CWS ARCHITECTS
264 US ROUTE 1,
SUITE 100-2A
SCARBOROUGH, ME 04074
TEL: (207) 774-4441

STRUCTURAL ENGINEER:

The logo for L & L Structural Engineering Services, Inc. features the letters "L & L" in a large, bold, blue font. To the right of "L & L" is the text "STRUCTURAL ENGINEERING SERVICES, INC." in a smaller, black, sans-serif font. Below this, the text "Six Q Street South Portland, ME 04106 Phone: (207) 767-4830 Cell: (207) 329-0445 jleasure@ll-eng.com" is written in a very small, black, sans-serif font.

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
6 Q STREET,
SOUTH PORTLAND, ME 04106
TEL: (207) 767-4830

PASSIVE HOUSE CONSULTANT:

The logo for Thornton Tomasetti features the word "Thornton" in a green, serif font and the word "Tomasetti" in a red, serif font. The two words are stacked vertically.

THORNTON TOMASETTI
14 YORK STREET
PORTLAND, ME 04101
TEL: (207) 245-6060

TAX CREDIT ALLOCATOR:

SITE/CIVIL ENGINEERING:

The logo for Carroll Associates Landscape Architects features a large, stylized letter "C" in a teal color. Below the "C" is the text "CARROLL ASSOCIATES LANDSCAPE ARCHITECTS" in a small, black, sans-serif font.

CARROL DESIGN ASSOCIATES
75 MARKET STREET
PORTLAND, ME 04101
TEL: (207) 773-1552

CONSTRUCTION MANAGER:

The logo for Zachau Construction is a circular emblem with a purple border. Inside the circle, the word "ZACHAU" is written in a white, serif font at the top, and the word "CONSTRUCTION" is written in a white, serif font at the bottom. In the center of the circle is a large, white, stylized letter "Z". Below the "Z" is the text "EST. 1969" in a small, white, sans-serif font.

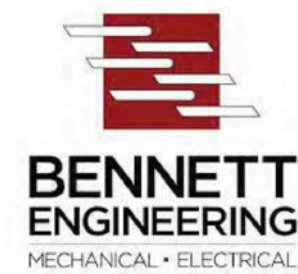
ZACHAU CONSTRUCTION INC.
1185 US-1
FREEPORT, ME 04032
TEL: (207) 865-9925

MECHANICAL/ELECTRICAL ENGINEERS:

The logo for Bennett Engineering features a stylized illustration of a red building with white lines representing windows or structural elements. Below the illustration is the text "BENNETT ENGINEERING" in a bold, black, sans-serif font. Below that, the text "MECHANICAL • ELECTRICAL" is written in a smaller, black, sans-serif font.

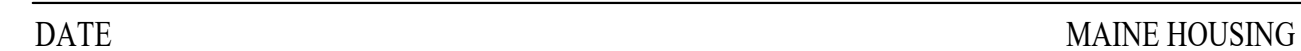
BENNETT ENGINEERING, INC.
7 BENNETT ROAD
FREEPORT, ME 04032
TEL: (207) 865-9475

FINANCING:

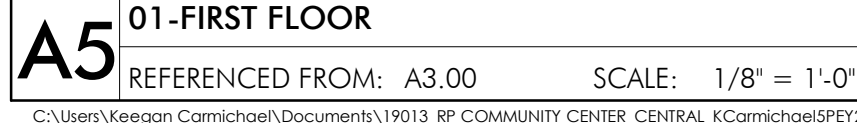
TAX CREDIT ALLOCATOR:

BENNETT ENGINEERING, INC.
7 BENNETT ROAD
FREEPORT, ME 04032
TEL: (207) 865-9475

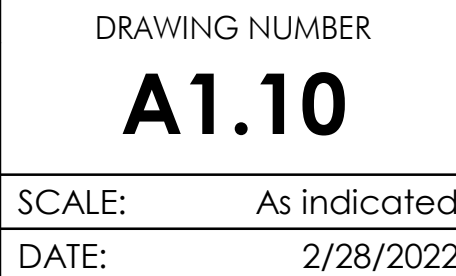
SIGNATURE BLOCK



DATE: 2/28/2022



SCHEMATIC DESIGN WALL TYPES LEGEND	
REFERENCED FROM:	SCALE: 3/8" = 1'-0"





PROJECT TEAM:

BUILDING OWNER:

Riverton Park, LP
14 Baxter Blvd
Portland, Maine 04101
Tel: (207) 773-4753

DEVELOPER:



PORTLAND HOUSING
DEVELOPMENT CORPORATION
14 Baxter Blvd
Portland, Maine 04101
Tel: (207) 773-4753

ARCHITECT:

CWS ARCHITECTURE +
INTERIOR DESIGN
264 US ROUTE ONE,
SUITE 100-2A
SCARBOROUGH, ME 04074
Tel: (207) 744-4441
www.cwsarch.com

SITE/CIVIL ENGINEERING:



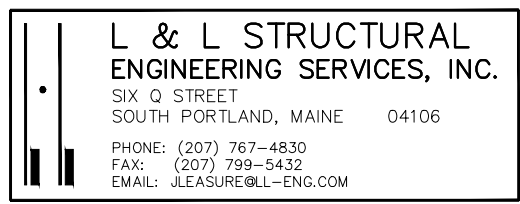
217 Commercial Street
Portland, ME 04101
Tel: (207) 772-1552
FAX: (207) 772-0712

CONSTRUCTION MANAGER:



Zachau Construction
1185 US Route One
Freeport, ME 04032
Tel: (207) 865-9925
Fax: (207) 865-9926

STRUCTURAL ENGINEERING:



MECHANICAL/ELECTRICAL ENGINEERS:



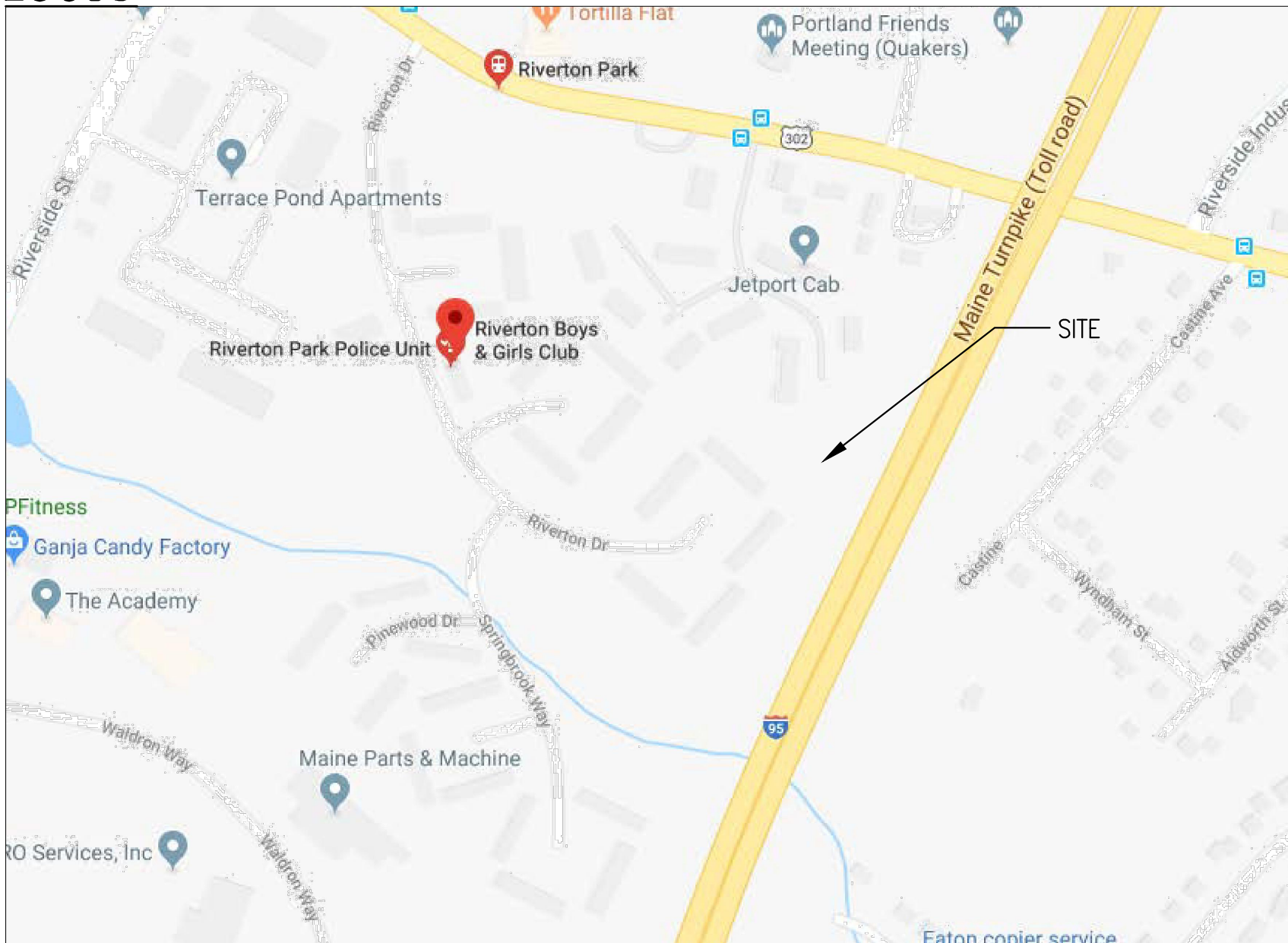
7 BENNETT ROAD, P.O. BOX 297
FREEPORT, ME 04032
TEL: (207) 865-9475
EMAIL: office@bennettengineering.net

SUSTAINABILITY:

Thornton Tomasetti

26 EDISON DRIVE
AUGUSTA, ME. 04330-4633
TEL: (207) 626-4600

LOCUS



CODE OVERVIEW:

SIGNATURE BLOCK

BUILDING OWNER:

DATE PORTLAND HOUSING AUTHORITY

ARCHITECT:

DATE CWS ARCHITECTS

CONSTRUCTION MANAGER:

DATE TBD

MORTGAGEE:

DATE MAINE STATE HOUSING AUTHORITY

CONSTRUCTION FINANCING:

DATE

PORTLAND, MAINE

ISSUED FOR: SCHEMATIC PRICING

CWS ARCHITECTURE +
INTERIOR DESIGN

PLANNING + DESIGN
CONSTRUCTION SERVICES

DESIGNER

CWS ARCHITECTURE +
INTERIOR DESIGN

264 US ROUTE ONE SUITE 100-2A
SCARBOROUGH, MAINE 04074 207.774.4441
WWW.CWSARCH.COM

OWNER

RIVERTON PARK, LP

14 BAXTER BLVD
PORTLAND, MAINE 04101

PROJECT

RIVERTON PARK
REHABILITATION

2 RIVERTON DRIVE
PORTLAND, MAINE 04103

DRAWING

TITLE AND
SIGNATURE PAGE

CWS PROJECT NUMBER: 19013

REVISIONS

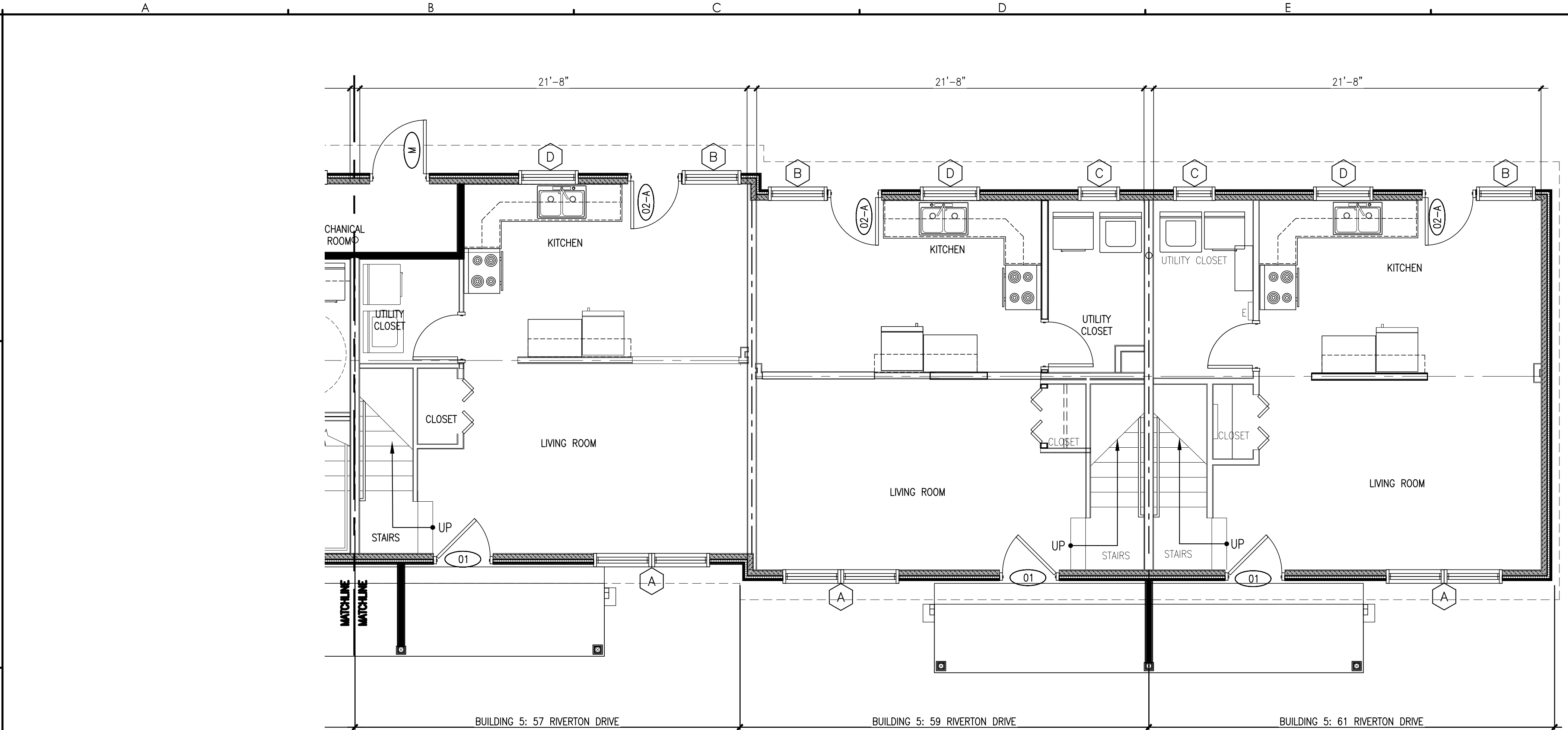
DRAWING NUMBER

CP

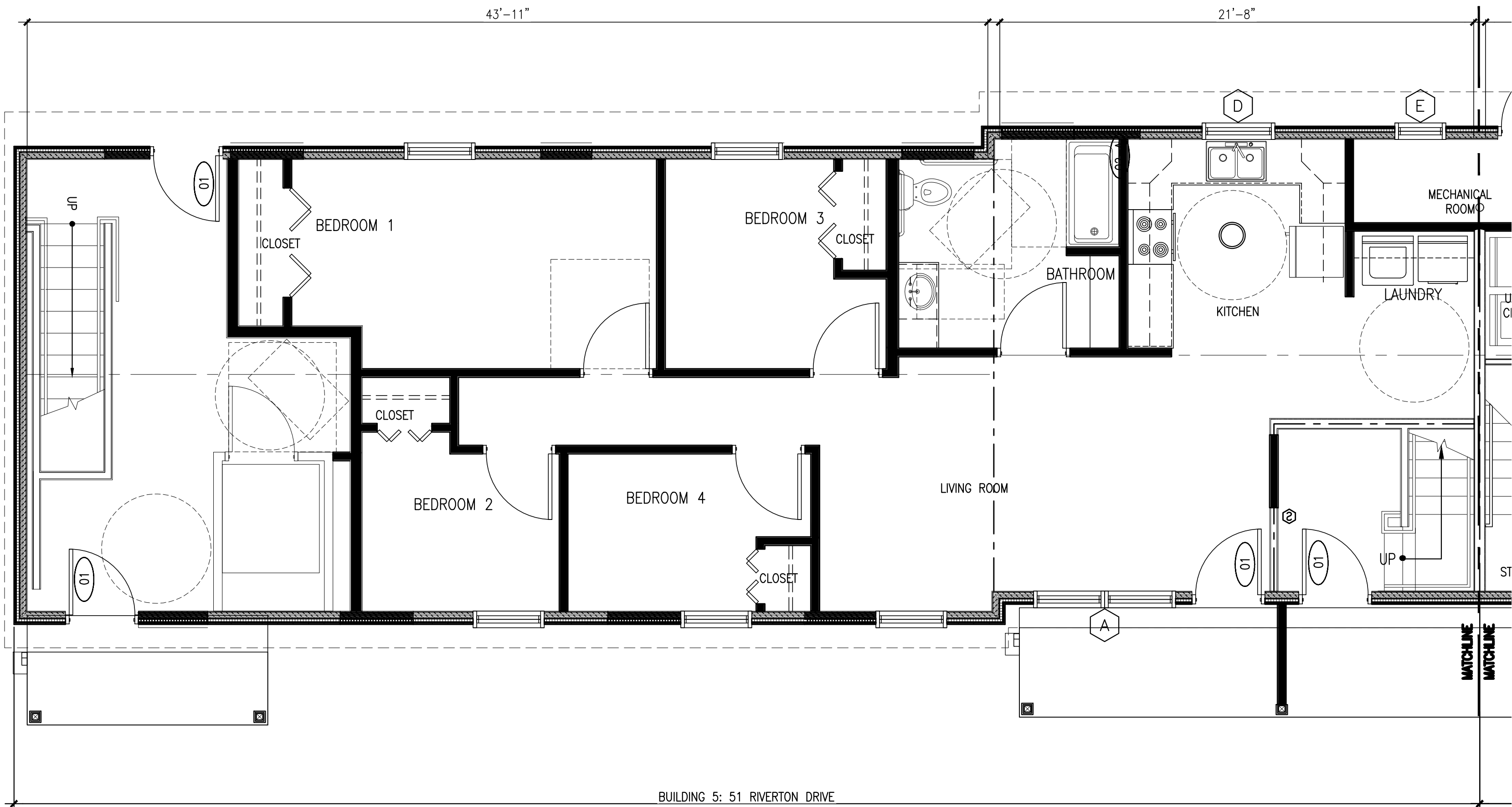
SCALE:

DATE: 01/12/2022

ISSUED FOR: SCHEMATIC PRICING



A3 ENLARGED PARTIAL FIRST FLOOR PLAN
REFERENCED FROM: BUILDING 5 SCALE: 1/4"=1'-0"



A5 ENLARGED PARTIAL FIRST FLOOR PLAN
REFERENCED FROM: BUILDING 5 SCALE: 1/4"=1'-0"

- NEW WORK PLAN NOTES**
1. REFERENCE SHEET A7.10 FOR COVERED ENTRY STOOP DETAILS
 2. REFERENCE SHEET A7.20 FOR COVERED BIKE STORAGE / ELECTRICAL METER ENCLOSURE DETAILS (ADD ALTERNATE No. 1, NOT CURRENTLY SHOWN ON BUILDING PLANS)

EXISTING EXTERIOR WOOD STUD WALL ASSEMBLY WITH NEW INSULATION, SHEATHING, AND EXTERIOR FINISH SCOPE. REFERENCE WALL SECTIONS FOR MORE INFO

NEW EXTERIOR INFILL WALL ASSEMBLY

EXISTING INTERIOR NON-RATED WOOD STUD AND GWB PARTITION

EXISTING 1-HOUR FIRE-RATED INTERIOR WOOD STUD AND GWB PARTITION

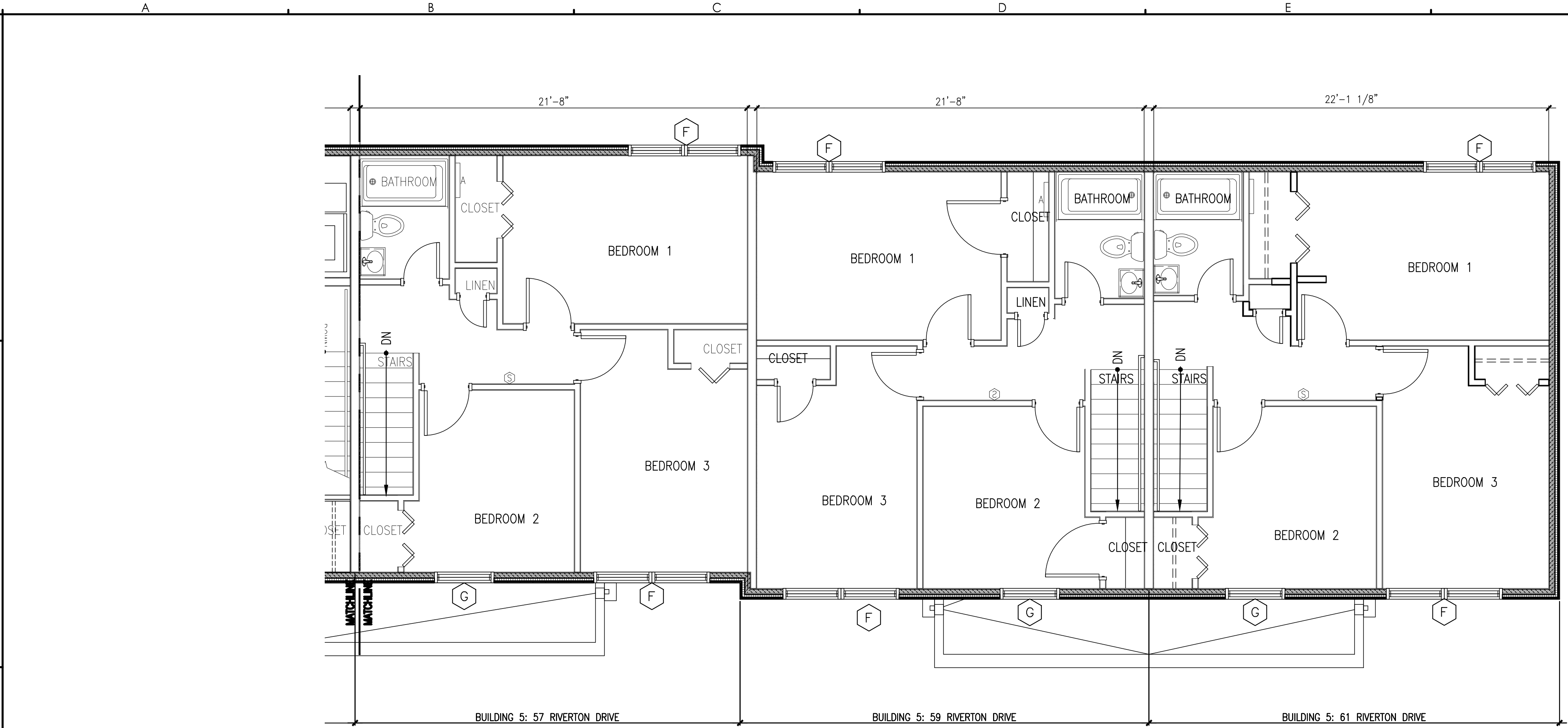
INTERIOR NON-RATED WOOD STUD AND GWB PARTITION

1-HOUR FIRE-RATED INTERIOR WOOD STUD AND GWB PARTITION

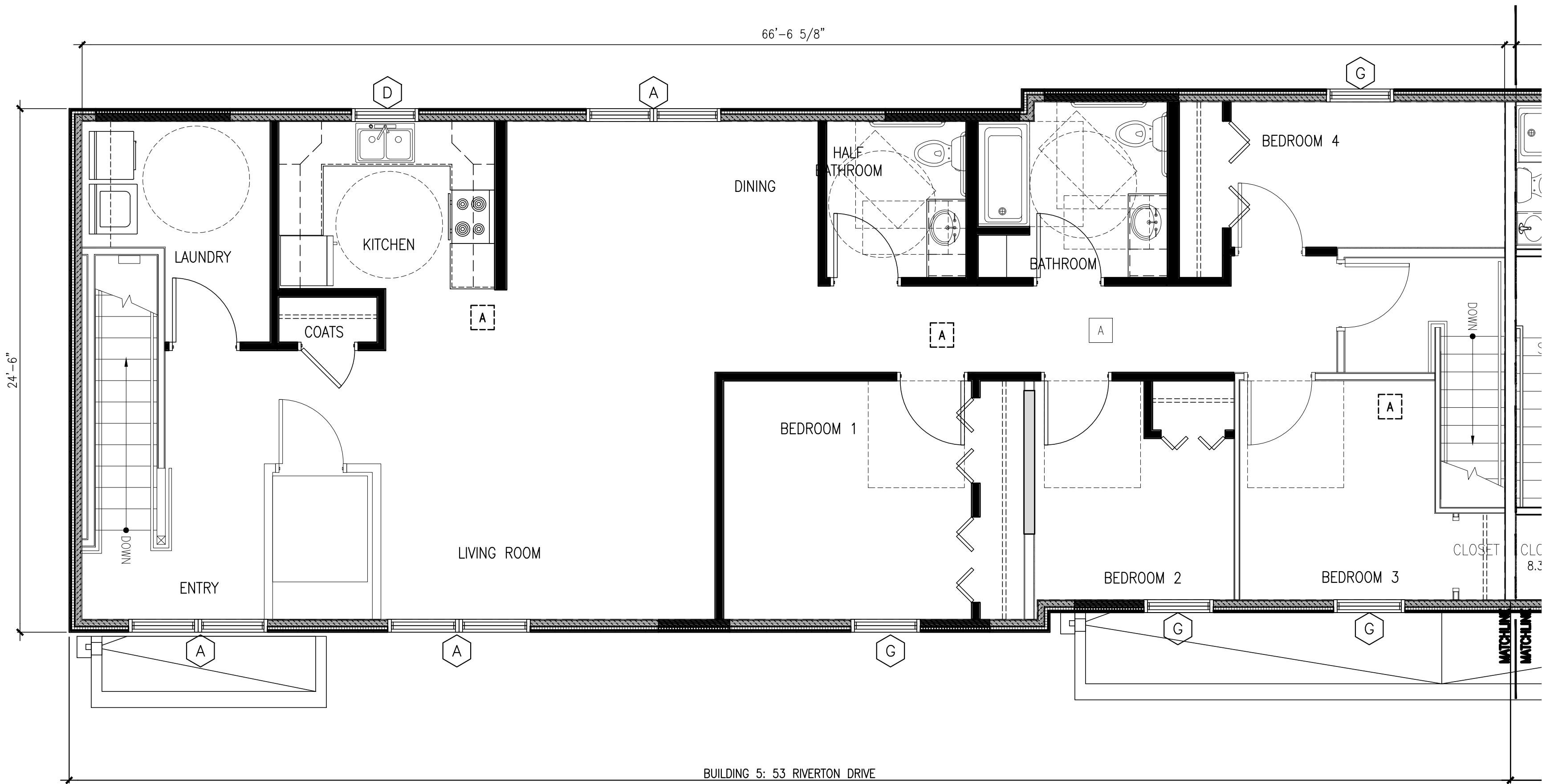
- NEW WORK PLAN LEGEND**
- TYPICAL FLOOR / CEILING INFILL ASSEMBLY
1-HOUR FIRE-RATED, SIMILAR TO UL DESIGN NO. L519
- FINISHED FLOORING MATERIAL AS INDICATED PER SCHEDULE
 - 11/32" UNDERLAYMENT, GLUED AND NAILED - REFER TO UNDERLAYMENT NOTES
 - PLYWOOD SUBFLOOR - THICKNESS TO MATCH EXISTING
 - 2X JOIST FRAMING - SIZING TO MATCH EXISTING
 - 3 1/2" SOUND BATTIS STAPLED AT UPPER REGION OF JOIST CAVITY.
 - RESILIENT SOUND CLIPS @ 48" O.C.
 - 7/8" DRYWALL FURRING CHANNEL (HEMMED EDGE) @ 24" O.C.
 - (1) LAYER 5/8" TYPE "X" GWB CEILING

G5 NEW WORK NOTES & BUILDING 5 UNIT MATRIX (TBD)
REFERENCED FROM: SCALE: NTS

NO.	DATE	DESCRIPTION



A3 ENLARGED PARTIAL SECOND FLOOR PLAN
REFERENCED FROM: BUILDING 5 SCALE: 1/4"=1'-0"



A5 ENLARGED PARTIAL SECOND FLOOR PLAN
REFERENCED FROM: BUILDING 5 SCALE: 1/4"=1'-0"

- NEW WORK PLAN NOTES
1. REFERENCE SHEET A7.10 FOR COVERED ENTRY STOOP DETAILS
 2. REFERENCE SHEET A7.20 FOR COVERED BIKE STORAGE / ELECTRICAL METER ENCLOSURE DETAILS (ADD ALTERNATE No. 1, NOT CURRENTLY SHOWN ON BUILDING PLANS)

EXISTING EXTERIOR WOOD STUD WALL ASSEMBLY WITH NEW INSULATION, SHEATHING, AND EXTERIOR FINISH SCOPE. REFERENCE WALL SECTIONS FOR MORE INFO

NEW EXTERIOR INFILL WALL ASSEMBLY

EXISTING INTERIOR NON-RATED WOOD STUD AND GWB PARTITION

EXISTING 1-HOUR FIRE-RATED INTERIOR WOOD STUD AND GWB PARTITION

INTERIOR NON-RATED WOOD STUD AND GWB PARTITION

1-HOUR FIRE-RATED INTERIOR WOOD STUD AND GWB PARTITION

- NEW WORK PLAN LEGEND
- TYPICAL FLOOR / CEILING INFILL ASSEMBLY
1-HOUR FIRE-RATED, SIMILAR TO UL DESIGN NO. L519
- FINISHED FLOORING MATERIAL AS INDICATED PER SCHEDULE
 - 11/32" UNDERLAYMENT, GLUED AND NAILED - REFER TO UNDERLAYMENT NOTES
 - PLYWOOD SUBFLOOR - THICKNESS TO MATCH EXISTING
 - 2X JOIST FRAMING - SIZING TO MATCH EXISTING
 - 3 1/2" SOUND BATTIS STAPLED AT UPPER REGION OF JOIST CAVITY.
 - RESILIENT SOUND CLIPS @ 48" O.C.
 - 7/8" DRYWALL FURRING CHANNEL (HEMMED EDGE) @ 24" O.C.
 - (1) LAYER 5/8" TYPE "X" GWB CEILING

G5 NEW WORK NOTES & BUILDING 5 UNIT MATRIX (TBD)
REFERENCED FROM: SCALE: NTS

DRAFT
Housing & Economic Development Committee
2022 Work Plan Schedule
as of April 29, 2022

May 3, 2022

1. Portland Downtown Annual Budget, Work Plan and City Agreement
2. Presentation by Waterstone Properties re: Future Development Plans for Rock Row
3. Review of Affordable Housing TIF CEA and Housing Development Fund Requests

May 17, 2022

1. Public Restroom Plan for Downtown Portland
2. (Public Hearing) Review and Vote to Approve Affordable Housing TIF CEA Applications (tentative)
3. (Public Hearing) Review and Vote to Approve Funding Requests Received from the Affordable Housing Development Fund Applications for City Housing Trust and HOME Funds (tentative)

June 7, 2022

- 1.

June 21, 2022

1. Presentation, Annual Overview and Integrated Report from Permitting and Inspections and Fire Department re: Short-term and Long-term Rental Housing Safety & Inspection Program - Implementation and Financial Report
2. Overview of the Short Term Rental Registration Program
3. Presentation of Part II of the 2021 Housing Report, including a review of the Green New Deal impacts on housing production.
4. (Public Hearing) Review and Recommend Approval to the City Council of a Tourism Improvement District (Tentative)

July 5, 2022

- 1.

July 19, 2022

- 1.

August 2, 2022

- 1.

August 16, 2022

- 1.

September 6, 2022

- 1.

September 20, 2022

- 1.

October 4, 2022

- 1.

October 18, 2022

- 1.

November 1, 2022

1. Review of 2022 Committee Accomplishments Annual Report – Issue to the City Council as a communication
2. City Annual TIF District Activity Report – Issue to the City Council as a communication

November 15, 2022

December – No Committee meeting

COMPLETED WORK

January 4, 2022

1. Discussion of Committee priorities for 2022, including housing policy/investment strategies.

January 18, 2022

1. Finalizing Committee priorities for 2022, including housing policy/investment strategies.
2. (Public Hearing) Review and Vote to Recommend Approval to the City Council of the HUD Citizen Participation Plan
3. Executive Session: Discussion of Possible Disposition of City-owned property on Great Diamond Island.

February 1, 2022

1. (Public Hearing) Review and Vote to Recommend to the City Council – FY23 Housing Program Budget
2. (Public Hearing) Review and Vote to Recommend to the City Council – 2022 Jill C. Dusen Housing Trust Fund Annual Plan
3. (Public Hearing) Review and Vote to Approve to Issue - Affordable Housing TIF CEA and Affordable Housing Development Fund Application for City Housing Trust and HOME Funds

February 15, 2022

1. Presentation of Part I of the 2021 Housing Report
2. Update from the Portland Harbor Common Working Group
3. Harbor Dredge Project Status and Funding - Applications due 4/14/2022 for RAISE
4. Executive Session re: Fort McKinley Property Sale Opportunity

March 1, 2022

1. Presentation of Age-Friendly Portland and the Portland Age-Friendly Business Program
2. Update and Discussion on use of TIF funds to invest in workforce training (including a possible collaboration between Portland Adult Ed and PATHS).
3. Communication Item re: Minimum Wage Ordinance; are amendments permitted after 2020 referendum

March 22, 2022

1. (Public Hearing) Review and Vote to Recommend Approval to the City Council of the Draft 5-Year HUD Consolidated Plan and FY23 HUD Annual Allocation Plan
2. Presentation and Committee Direction to Staff re: Food Truck Plan for the Eastern Prom
3. Update, Review, Committee Direction to Staff re: Tourism Improvement District
4. (Public Hearing) Review and approval of a Purchase and Sale Agreement for City-owned property at 622 Auburn Street and 0 Gray Road, Falmouth and amendments to the 165 Lambert Street Purchase and Sale Agreement

April 5, 2022

1. Review and Approval to Issue RFP for the Sale and Redevelopment of City-Owned Property - Diamond Cove Former Fort McKinley Hospital Property
2. Communication Item: Community Development Week – April 11-15/Fair Housing Month
3. Communication Item re: Additional Guidance from Corporation Counsel regarding the City's Minimum Wage Ordinance
4. Communication Item: Housing Safety Office and Rent Board - Overview of Roles and Responsibilities

April 19, 2022

1. Presentation and Committee Discussion regarding preliminary findings of the Analysis of Impediments to Fair Housing.
2. Overview of the Outdoor Dining Permitting and Licensing Program

2022 Housing and Economic Development Committee Work Plan April 25, 2022

	Annual Committee Work	Staff Recommendations	Committee Members' Priorities	Status
ECONOMIC DEVELOPMENT POLICY				
a. City/School-wide approach to procurement focusing on locally owned businesses (Phoenix AZ as example) (carried over from the 2021 work plan)			AZ	
b. Explore and expand relationship with Portland Buy Local				
Explore Neighborhood Identity/Branding (carried over from the 2021 work plan)			TC	
Review Tax Increment Financing (TIF) investment in workforce training for FY2023 funding.		X		✓
Explore TIF investment options to increase annual TIF support to Creative Portland (CP) (raise the funding floor from \$155k to \$200k) and to support performing art centers and the arts eco-system, which makes Portland unique as a destination for visitors and local residents.		X	TC	
Explore designation of a Tourism Improvement District		X	TC	
Research and present options for public-private partnerships to support parking garage and possible new affordable housing - City-owned Bayside Lot 6, (corner of Somerset & Chestnut St) acquired by the City Council through eminent domain		X		
Update on Harbor Dredge Status and Funding		X		✓
Review Outdoor Dining Permitting & Licensing Program			PA/AZ	✓
Explore the possibility of creating a workforce training program between Portland Adult Ed and Portland Technology High School .			PA	✓
Increase to minimum wage (discuss if permitted under 2020 citizen referendum?)			AZ	

	Annual Committee Work	Staff Recommendations	Committee Members' Priorities	Status
AFFORDABLE HOUSING POLICY AND BUDGETS				
Policy Discussion re: (1) Impacts of 2020 Referendum (Green New Deal) on housing development, (2) Guidelines and Priorities for the allocation of city resources for housing development		X	TC	(2)✓
Encourage developers seeking assistance through the City's Affordable Housing Development and/or TIF Programs to participate in the Section 8 Family Self Sufficiency Program.			TC	✓
Encourage housing development that supports the Comprehensive Plan goal for development along major thoroughfares off peninsula.		X	TC	✓
Review of FY 2023 Housing Program Budget (February)	X			✓
Review of 2022 Jill C. Duson Housing Trust Fund Annual Plan and the 2022 Affordable Housing Development Application (February)	X			✓
Host a Housing Summit (similar to one held in 2016)			PA	
Review of Short Term Rental Registration Program			PA	

AFFORDABLE HOUSING PUBLIC-PRIVATE PARTNERSHIPS				
Review and Vote to Approve Funding Requests Received from (1) the Affordable Housing Development Applications for City Housing Trust and HOME funds and (2) Affordable Housing TIF CEA Requests. (May)	X			
Review City surplus property to sell/lease to support affordable housing		X	PA	

	Annual Committee Work	Staff Recommendations	Committee Members' Priorities	Status
REAL ESTATE TRANSACTIONS				
622 Auburn Street and 0 Gray Road P&S Agreement		X		✓
Purchase and Sale Agreement for the sale of a portion of City-owned Thames Street Property		X		
Kennebec Street Realignment (from Brattle to Forest)		X		

	Annual Committee Work	Staff Recommendations	Committee Members' Priorities	Status
ANNUAL REPORTS AND ACTIONS				
Presentation of 2021 Housing Report (February) Part I and Part II	X			Part I ✓
5-Year HUD Consolidated Plan and FY223 Annual Allocation Plan (Jan-April) (1) Analysis of Impediments to Fair Housing & (2) Amendments to the HUD Citizens Participation Plan		X		Con Plan ✓ (2) ✓
Presentation, Annual Overview and Integrated Report from Permitting & Inspections and Fire Department re: Short-term and Long-term Rental Housing Safety & Inspection Program - Implementation and Financial Report (April)	X		Process established under prior Housing Committee	
Fair Housing Month (April) Community Development Week Activities (April 11-15, 2022)	X	X		✓
Portland Downtown Annual Budget, Work Plan and City Agreement (May)	X			
City TIF District Annual Activity Report (November)	X			
Committee Annual Accomplishment Report (November)	X			