Special City Council Meeting
January 21, 2015

1. Agenda Only

   Documents: AGENDA ONLY 1-21-15.PDF

2. Agenda And Packet

   Documents: AGENDA AND PACKET 1-21-15.PDF

MICHAEL F. BRENNAN (MAYOR)
KEVIN J. DONOGHUE (1)
DAVID A. MARSHALL (2)
EDWARD J. SUSLOVIC (3)
JUSTIN COSTA (4)
DAVID BRENERMAN (5)
JILL C. DUSON (A/L)
JON HINCK(A/L)
NICHOLAS M. MAVODONES, JR. (A/L)

AGENDA
SPECIAL CITY COUNCIL MEETING
JANUARY 21, 2015

The Portland City Council will hold a Special City Council Meeting at 7:30 p.m. in the City Council Chambers, City Hall. The Honorable Michael F. Brennan, Mayor, will preside.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ANNOUNCEMENTS:

RECOGNITIONS:

APPROVAL OF MINUTES OF PREVIOUS MEETING:

(Tab 1) January 5, 2015

PROCLAMATIONS:

Proc 17-14/15 (Tab 2) **Proclamation Honoring Jeffrey Hodgdon, Recreation & Facilities Management, for January 2015 – Sponsored by Mayor Michael F. Brennan.**

Proc 18-14/15 (Tab 3) **Proclamation Honoring Officer Daniel Townsend as Police Officer of the Month for December 2014 – Sponsored by Mayor Michael F. Brennan.**

APPOINTMENTS:

Order 131-14/15 (Tab 4) **Order Appointing Members to Various Boards and Committees – Sponsored by the Nominating Committee, Councilor David Brenerman, Chair.**

Name	Committee	Term Expires
William Getz	Board of Appeals	12/31/2017
Timothy Merrill	Fish Exchange	10/31/2017
Glen Harmon	Historic Preservation Board	11/30/2018
Elizabeth Boepple	Planning Board	02/28/2018
David Eaton	Planning Board	02/28/2017
Sean Dundon	Planning Board	02/28/2018
Carol Morrissette	Planning Board	02/28/2018
Kelly McDonald	Police Citizen Review Sub-committee	03/30/2018

Ovid Santoro	Police Citizen Review Sub-committee	03/30/2018
Mary Zwolinski	Police Citizen Review Sub-committee	03/30/2018
Timothy Agnew	Portland Development Corporation	09/30/2018
Shelley Carvel	Portland Development Corporation	09/30/2018
Heather Sanborn	Portland Development Corporation	09/30/2018

Five affirmative votes are required for passage after public comment.

Order 132-14/15 (Tab 5) **Order Appointing Katherine Jones as Registrar of Voters - Sponsored by Katherine L. Jones, City Clerk.**

The Registrar is the appointed municipal official who has the exclusive power (subject to an appeal) to determine voter eligibility and maintain the Central Voter Registration system according to the law and the rules. The municipal officers of each municipality appoint a qualified registrar, in writing by January 1st of each odd-numbered year. The registrar remains in office for two years until a successor is appointed.

When the City Clerk was appointed Acting City Clerk in January 2011, she was also appointed Registrar of Voters. That appointment expired in 2013, and she has not been appointed since. The City Clerk has spoken with Deputy Secretary of State, Julie Flynn, who concurs and recommends that the Council proceed with appointing the City Clerk once until a successor is appointed.

Five affirmative votes are required for passage after public comment.

Order 133-14/15 (Tab 6) **Order Appointing Meri Lowry, a Member of the Land Bank Commission, to the Parks Commission – Sponsored by Mayor Michael F. Brennan.**

The Portland City Code Chapter 28 § 10(c) requires that one of the members of the Parks Commission be a member of the Land Bank Commission. Tom Jewell, Chairman of the Land Bank Commission, has recommended Meri Lowry for this appointment. Meri Lowry is an attorney with extensive experience in public service that includes more than four years on the Land Bank Commission and three years on the Board of Directors of Greater Portland Maine Community Radio (WMPG).

This appointment is recommended for approval by Tom Jewell, Chairman of the Land Bank Commission; Diane Davison, Chairwoman of the Parks Commission; and Mayor Michael Brennan.

Five affirmative votes are required for passage after public comment.

CONSENT ITEMS:

LICENSES:

Order 134-14/15 (Tab 7)	**Order Granting Municipal Officers' Approval of Oxbow Brewing Company d/b/a Oxbow Brewing Company. Application for a Class A Lounge License with Entertainment and Dance at 49 Washington Ave. – Sponsored by Katherine L. Jones, City Clerk.**

Application filed 12/19/14. New City and State Applications.

Five affirmative votes are required for passage after public comment.

Order 135-14/15 (Tab 8)	**Order Granting Municipal Officers' Approval of Seamusfinn, LLC d/b/a Portland Patisserie. Application for a Class III & IV (Wine & Beer) License for 46 Market St – Sponsored by Katherine L. Jones, City Clerk.**

Application filed 12/16/14. New City and State Applications.

Five affirmative votes are required for passage after public comment.

Order 136-14/15 (Tab 9)	**Order Granting Municipal Officers' Approval of Casa Fiesta Forest LLC d/b/a Casa Fiesta Bar and Grill. Application to Add Corporate Officer to Class XI FSE Restaurant/Lounge License with Entertainment without Dance and Outdoor Dining on Private Property at 865 Forest Ave. – Sponsored by Katherine L. Jones, City Clerk.**

Application filed 1/8/15. Applicant holds a current Class XI FSE Restaurant/Lounge License with Entertainment without Dance. One corporate officer, Jose M. Trejo, Jr. passed away and a new officer, Monica A. Trejo, with 40% stake in company, has been added.

Five affirmative votes are required after public comment.

BUDGET ITEMS:

COMMUNICATIONS:

Com 10-14/15 (Tab 10)	**Communication Appointing Councilor David H. Brenerman as Co-Chair of the Reed School Re-Use Task Force – Sponsored by Mayor Michael F. Brennan and Councilor Kevin J. Donoghue.**

The Reed School Re-Use Task Force was created by a communication to the City Council at its September 15, 2014, meeting and is tasked with considering the Reed School property's potential for re-use.

This communication advises the City Council that Councilor David H. Brenerman has been appointed to the Task Force as Co-Chair. Former Councilor John Coyne was previously appointed to the Task Force and will continue to serve as Co-Chair with Councilor Brenerman.

With the new appointment, the task force will be as follows:

- David H. Brenerman, District 5 Councilor, Co-Chair
- John Coyne, Co-Chair
- Portland Planning Board Designee - Sean Dundon
- Riverton Community Association Designees (2) presently inactive
- Portland Trails Designee - Kara Wooldrik
- Workforce Housing Designee - Jan McCormick
- Portland Society for Architecture Designee - Leslie Burnham
- Greater Portland Landmarks Designee - Hilary Bassett
- GPCOG Designee - Rebeccah Schaffner
- Denise Harlow, State Representative, District #116
- Riverton Elementary PTO Designee – Gina MacVane appointed but unable to serve.
- Parks Commission Designee, to be decided
- Elise Scala, Neighborhood Representative

As a Communication this item requires no public comment or formal Council action.

RESOLUTIONS:

UNFINISHED BUSINESS:

Order 124-14/15 (Tab 11) **Order Approving the Collective Bargaining Agreement with the American Federation of State, County and Municipal Employees (AFSCME) Local 481-07 Supervisors - Sponsored by Sheila Hill-Christian, Acting City Manager.**

City staff has reached a tentative three (3) year agreement with AFSCME Supervisors representing approximately 39 supervisors and foremen.

The tentative agreement is within guidance received from Council on December 15, 2014.

The parties have tentatively agreed to a three (3) year contract with general wage increases of 1% effective July 7, 2013, 1% effective July 6, 2014, 1% effective January 4, 2015 and 3% effective July 5, 2015. The parties have also agreed to upgrade several Supervisor positions. Furthermore, in consideration of the above, the union has tentatively agreed to the City's proposed Health Plan changes as well as changes to the pension language.

The Union is expected to ratify the tentative agreement and the Administration recommends Council support for the agreement.

The contract term is July 7, 2013 through July 4, 2016. The total direct costs of the general wage increases are $143,000.00; however, $81,000.00 has been appropriated and accounted for through the FY 14 and FY 15 budget approval process.

All other provisions of the contract remain intact for the term of the agreement.

This item must be read on two separate days. It was given a first reading on January 5th. Five affirmative votes are required for passage after public comment.

Order 125-14/15 (Tab 12)

Order Approving the Collective Bargaining Agreement with the American Federation of State, County and Municipal Employees (AFSCME) 481-00 Labor & Trades - Sponsored by Sheila Hill-Christian, Acting City Manager.

City staff has reached a tentative three (3) year contract agreement with AFSCME Labor & Trades which is within guidance received from Council on December 15, 2014. AFSCME Labor and Trades represents approximately 168 Trades, Maintenance and Custodial workers.

The parties have tentatively agreed to a three (3) year contract with general wage increases of 1 % effective July 7, 2013, 1 % effective July 6, 2014, 1.5% effective January 4, 2015 and 2.5% effective July 5, 2015. The parties have also agreed to upgrade ten (10) Jetport Maintenance Worker III's from Grade 18 to Grade 19. Furthermore, in consideration of the above, the union has tentatively agreed to the City's proposed Health Plan changes as well as changes to the pension language. The Union is expected to ratify the tentative agreement and the Administration recommends Council support for the agreement.

The contract term is July 7, 2013 through July 4, 2016. The total direct costs of the general wage increases are $458,000.00; however, $159,000.00 has been appropriated and accounted for through the FY 14 and FY 15 budget approval process.

This item must be read on two separate days. It was given a first reading on January 5th. Five affirmative votes are required for passage after public comment.

Order 126-14/15 (Tab 13)

Order Approving Two-Party Agreements between the City of Portland and the Maine Department of Transportation Re: City Collector Paving Projects – Sponsored by Sheila Hill-Christian, Acting City Manager.

The Department of Public Services and Maine Department. of Transportation (MaineDOT) request approval for the Acting City Manager to enter into two (2) two-party agreements to proceed with 2015 PACTS Collector Paving projects.

This action follows previous authorization of three-party agreements by Order 40-13/14. Those three-party agreements were estimated to have an investment value of $1,048,955 and a Local portion obligation of $236,296.

The total value of investment is now estimated to be $1,904,482 and the Local cash obligation is now estimated to be $1,099,448. The significant increase in required Local funding is for Phase I of the Spring St. Corridor per the authorized Master Plan. Local funding was appropriated in the FY14 and FY15 CIP, and includes public infrastructure contributions from Cross Insurance Arena.

Project	**CIP account**	**Current Local Cost**	**Prior Local Cost Estimate**
Union Street paving	C15103	$28,338	$43,338
Spring, Middle, and Temple Streets	C14106	$350,000	$192,958
	C14201	$135,000	
	PS1502	$30,721	
	C15103	$355,389	
	C15105	$200,000	
	Totals:	*$1,099,448*	*$236,296*

MaineDOT cannot proceed with final design and bid document preparation without these agreements being executed. Failure to execute agreements could result in deferral or elimination of the leveraged funding for PACTS Collector Pavement Preservation, and delay Phase I of the Spring St. Corridor Master Plan initiatives.

Execution of these agreements will allow for MaineDOT to preserve the pavement on these streets in 2015, and administer the contract for the City's Phase I work on the Spring St. Corridor:

Middle St. from Franklin to Temple
Spring St. from State to Temple
Temple St. from Middle to Congress (entire)
Union St. from Commercial to Middle (entire)

In addition to pavement preservation, the City will achieve Phase I Master Plan goals for the Spring St. Corridor, and replace an unwarranted traffic signal system at the intersection of Middle and Pearl with a four-way stop, thereby reducing our electrical energy consumption.

The Department of Public Services has communicated extensively with Portland Downtown District to raise awareness and develop specific elements of the intended work plan. Public Services staff and project representatives of MDOT have held working meetings with officials of the Portland Downtown District over work schedules/project scope and sought feedback on preferred work hours. In this collaboration, it was determined that rather than night work, the preferred work hours of the future paving contractor would be generally be from sunrise to sunset or 4am -7pm during the week days to maximize the work days for the contractor. Future meetings will be held with Downtown District officials and abutters in advance of start of construction.

Existing CIP and development contribution funds have been dedicated to the implementation of these projects and they should proceed without delay.

This item must be read on two separate days. It was given a first reading on January 5th. Five affirmative votes are required for passage after public comment.

Order 127-14/15 (Tab 14)

Order Approving Two-Party Agreements between the City of Portland and the Maine Department of Transportation Re: Transportation System Improvements – Sponsored by Sheila Hill-Christian, Acting City Manager.

The Department of Public Services and Maine Deptment of Transportation (MaineDOT) request approval to enter into three (3) two-party agreements to allow the City to proceed with bundling the projects into one 2015 construction contract.

The total value of investment is estimated to be $2,046,500 and the Local cash portion is estimated to be $961,300. Local funding was appropriated in the FY14 and FY15 CIP. The Local funds required are less than previous estimates, and are appropriated in the FY14 and FY15 CIP. Previous authorization for two of these projects occurred through City Council Orders #222-11/12 and #15-14/15, and the third authorization is via FY15 CIP appropriation. The Local cost obligation for this bundled project is slightly reduced from prior estimates.

Project	CIP account	Current Local Cost	Prior Local Cost Estimate
Commercial and Franklin Street paving	C15104	$890,000	$900,000
Commercial at High and York at High Intersections	C14114	$42,700	$29,600
York St. sidewalk and ped signals	C14114	$28,600	$35,750
	Totals:	*$961,300*	*$965,350*

MaineDOT cannot proceed with final design and bid document preparation without these agreements being executed.
Failure to execute agreements could result in deferral or elimination of highly leveraged funding for these MaineDOT and PACTS projects.

Execution of these agreements allows for:

1) MaineDOT Arterial pavement preservation on Route 1A:
   a) Commercial St. from Beach to Franklin
   b) Franklin St. between Commercial and Middle
2) MaineDOT Transportation Alternatives project:
   a) Intersections of Commercial at High and York at High
3) PACTS 16/18 Bicycle/Pedestrian TIP project:
   a) York St. sidewalk and pedestrian signal

In addition to MaineDOT Arterial pavement preservation, the City is making significant improvements to traffic and pedestrian infrastructure along the Commercial St. Corridor.

These projects have been specifically identified, vetted, authorized, and funded by prior City Council actions. The Department of Public Services has communicated extensively with Portland Downtown District to raise awareness and develop specific elements of the intended work plan. Public Services staff and project representatives of MDOT have held working meetings with officials of the Portland Downtown District over work schedules/project scope and sought feedback on preferred work hours. In this collaboration, it was determined that rather than night work, the preferred work hours of the future paving contractor would be generally be from sunrise to sunset or 4am -7pm during the week days to maximize the work days for the contractor. Future meetings will be held with Downtown District officials and abutters in advance of start of construction. Existing CIP funds have been dedicated to the implementation of these projects and they should proceed without delay.

This item must be read on two separate days. It was given a first reading on January 5th. Five affirmative votes are required for passage after public comment.

Order 129-14/15 (Tab 15) **Amendment to Portland City Code Chapter 24 Sewers Re: Stormwater Program - Sponsored by the Finance Committee, Councilor Nicholas M. Mavodones, Chair.**

The proposed stormwater service charge program has been unanimously recommended to the City Council by the Finance Committee for consideration. The initiation and development of the program was made at the request of the City Council through a Council Resolution and incorporated the unanimous recommendations of a City Task Force established by Council Order. That Task Force considered other ways by which the City could pay for sewer and stormwater costs. The Task Force considered continuing to pay for stormwater services through the sewer rate, property taxes, or a stormwater service charge. The Task Force unanimously recommended a stormwater service charge.

The proposed stormwater service charge program, for City Council consideration, includes an amendment to Chapter 24: Sewers, which establishes the stormwater service charge program and the stormwater service charge rate for the first six months beginning in January 2016 of $6.00/billing unit.

Approval of the proposed stormwater service charge program also authorizes an appropriation of $291,860 from the Sewer Fund for start-up costs until the charge goes into effect in January 2016 and includes the creation of five staff positions.

The financial impact to city operations is estimated to be approximately $365,000 annually including the School Department. Impacts to private property vary.

The Finance Committee met on December 11th and voted 4-0 to forward this item to the City Council with a recommendation for passage.

This item must be read on two separate days. It was given a first reading on January 5th. Five affirmative votes are required for passage after public comment.

Order 130-14/15 (Tab 16) **Order Authorizing and Appropriating $291,860 from the Sewer Fund for Start Up costs for the Implementation of the Stormwater Program – Sponsored by Nicholas M. Mavodones, Chair.**

In addition to the amendment to Chapter 24: Sewers, the proposed stormwater service charge program includes an appropriation of $291,860 from the Sewer Fund for start-up costs until the charge goes into effect in January 2016.

Within that appropriation is funding for five employees to be funded by the stormwater service charge program. As allowed under City Charter Article VI, section 1(d), five positions will be created to implement this program, including an Account Clerk II, Cashier Clerk, Programmer Analyst, Assistant Engineer, and a Customer Service Representative if this appropriation is authorized by the City Council.

The Finance Committee met on December 11th and voted 4-0 to forward this item to the City Council with a recommendation for passage.

This item must be read on two separate days. It was given a first reading on January 5th. Five affirmative votes are required for passage after public comment.

ORDERS:

Order 137-14/15 (Tab 17)

Order Setting Public Hearing on Designation of the Downtown Transit Oriented Development and Omnibus Tax Increment Financing District and the Municipal Development Program for that District with Its Downtown Revitalization Investment Plan – Sponsored by the Housing and Community Development Committee, Councilor Kevin J. Donoghue, Chair.

This Order sets the Public Hearing required by 30-A M.R.S. §5226 for the designation of a Development District and the adoption of a Development Program, for the Downtown Transit Oriented Development and Omnibus Tax Increment Financing District and Tax Increment Financing District and the proposed adoption of the Municipal Development Program with its Downtown Revitalization Investment Plan.

The Public Hearing will be held on Monday, February 2, 2015 at 7:00 p.m. in the City Council Chambers, Portland City Hall, 389 Congress Street, Portland, Maine.

Order 138-14/15 (Tab 18)

Order Amending and Renaming the Creative Portland Development and Arts Tax Increment Financing District to the Baxter Library Omnibus Tax Increment Financing District – Sponsored by the Housing and Community Development Committee, Councilor Kevin J. Donoghue, Chair.

The proposed amendments to the approved Creative Portland Development and Arts Tax Increment Financing District ("Arts TIF District) are planned to be done simultaneously with actions to approve establishment of the Proposed Downtown Transit Oriented and Omnibus Development TIF District.

Proposed Arts TIF District amendments include renaming the TIF District to Baxter Library Omnibus TIF District and reducing its geography and term to align with a single site for the Baxter Library Redevelopment Project so that there is no financial impact upon the Baxter Library Credit Enhancement Agreement (CEA) which supported this Project's redevelopment.

The term of the amended TIF District is proposed to expire with the City's FY2019, the corresponding termination timeframe of the CEA for the Baxter Library Redevelopment Project.

Also, reducing the size of the Arts TIF District will result in the elimination of funding to Creative Portland which is planned to be funded through the Proposed Downtown Transit Oriented and Omnibus Development District. The benefits to this approach include:

- **State TIF District Limitations**. It is noted that Downtown and Transit TIF Districts are exempt from state TIF district value and acreage limitations. The proposed size reduction of the Arts TIF District and its absorption within the Downtown Transit Oriented Omnibus TIF District, except for the Baxter Library site, will free up TIF acreage and value amounts to create more flexibility for the City to establish TIF districts in the future.

- **Area-wide TIF District Alignment**. Reduction in the Arts TIF District size will efficiently align three large TIF districts (Bayside, Downtown-Transit and Waterfront) covering the majority of Portland's Peninsula.

Approval of the proposed Arts TIF District Amendments will not impact the financial terms of the approved Baxter Library Redevelopment Project Credit Enhancement Agreement. However, approval of the proposed Amendments will eliminate funding to Creative Portland (at $100,000 per year); Creative Portland will be funded instead, through the new Downtown Transit Oriented Development Omnibus TIF District.

The HCDC reviewed this item at its November 10, 2014, meeting and voted unanimously (4-0) to forward this to the City Council with a recommendation for a passage.

This item must be read on two separate days. This is its first reading.

Order 139-14/15 (Tab 19) — **Order Approving and Adopting the Downtown Transit Oriented Development and Omnibus Tax Increment Financing District and Adopting the Municipal Development Program for that District with Its Downtown Revitalization Investment Plan - Sponsored by the Housing and Community Development Committee, Councilor Kevin J. Donoghue, Chair.**

In early 2014, the Mayor and City Council established the following goal: Implement Tax Increment Financing (TIF) Programs that focus on the creation of appropriately sized and designed TIF districts and advances other Council goals in the areas of transit, economic development, public infrastructure and municipal finance.

City staff worked with the HCDC over several months to provide policy direction related to the establishment of the Proposed Downtown and Transit Oriented Development and Omnibus Tax Increment Financing Program. The accompanying document included in the agenda backup is consistent with the policy direction received by the HCDC on this matter.

Additionally, under the direction and recommendation of the HCDC, the City Council adopted a revised City TIF Policy on February 3, 2014 which supports the establishment of area-wide TIF districts to invest in public infrastructure and economic development programs versus establishing individual site specific TIF districts through credit enhancement agreements.

The Proposed Downtown Transit Oriented Development (DT/TOD) and Omnibus Tax Increment Financing District includes a large single area wide TIF district of approximately 422 acres which covering the majority of the Portland Peninsula bounded by Washington Avenue to the east, State Street to the west, following the edges of the adjacent Bayside and the Waterfront Capital Improvement TIF Districts to the north and south.

On November 17, 2014, the City Council voted to authorize amendments to the Bayside TIF District which would expand the TIF District geography.

The Proposed DT/TOD TIF District is designed strategically to support the following major objectives:

1. Maintain and Expand Tax Base and Job Growth.

2. Invest TIF Revenue in the following categories:
a. Public Infrastructure.
b. New and Enhanced Transit.
c. City Economic Development Programs, including Creative Portland and City staff salaries.

3. TIF Term and Capture Rates. The proposed TIF District is for thirty (30) years (the maximum allowed by state law) and proposed TIF capture rates have been set at low levels to not overly restrict funds in a TIF district needed to support City general fund needs.

4. Tax Shelter Benefits. Public benefits associated with TIF districts are the "savings" related to the avoided loss of state aid for education and municipal revenue sharing, along with the City being responsible for a higher share of Cumberland County's budget.

Downtown Revitalization Plan

City planning staff prepared the "City of Portland Downtown Revitalization Investment Plan", dated January 2015 to summarize the myriad policy goals and slated projects targeted towards improving the built environments of Portland's downtown. This Downtown Plan is required for designation of a Downtown TIF District by the State.

Proposed TIF District Term and Capture Rates

Specific proposed terms include:

TIF Years	TIF Capture Rates	TIF Revenue Estimate	General Fund Estimate
1	12%	$200,000	$1.55 million
2-30	22%	$15.30 million or $500,000 average per year	$54.30 million
Total		$15.50 million	$55.85 million

The estimated amount of TIF revenue reserved for TIF investments is less than 5% of the total estimated real estate tax revenue related to the Proposed DT/TOD TIF District.

Tax Shelter Benefits

Estimates of the specific savings or avoided loss of state aid to education, reductions in municipal revenue sharing or for the city paying a higher share of County taxes include:

TIF Years	Savings Estimate
1-30	$4.75 million

The average savings total over $150,000 per year or approximately 31 cents of avoided loss related to each new real estate property tax dollar.

Proposed Specific Investments

Investment estimates, by major category over the thirty years, include the following:

TIF Year	Investment	Annual Estimates
1	Econ. Dev Programs: a. Creative Portland Transit	$100,000 $100,000

2-30	Econ. Dev. Programs: a. Creative Portland Transit Public Infrastructure	$100,000 $100,000-$250,000 $200,000-$500,000

Total $15.50 million

The total amount of property tax revenue will be dependent upon property valuations at a future point of time per the above capture rates.

Also, the City Council will have the final authority on an annual basis related to prioritization of TIF investments and, if necessary, TIF capture rates can be reduced to free up TIF funds for City general fund expenditures.

The HCDC reviewed this item at its November 10, 2014, meeting and voted unanimously (4-0) to forward this to the City Council with a recommendation for passage.

This item must be read on two separate days. This is its first reading.

AMENDMENTS:

LICENSE RENEWALS:

AGENDA
SPECIAL CITY COUNCIL MEETING
JANUARY 21, 2015

The Portland City Council will hold a Special City Council Meeting at 7:30 p.m. in the City Council Chambers, City Hall. The Honorable Michael F. Brennan, Mayor, will preside.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ANNOUNCEMENTS:

RECOGNITIONS:

APPROVAL OF MINUTES OF PREVIOUS MEETING:

(Tab 1) January 5, 2015

PROCLAMATIONS:

Proc 17-14/15 (Tab 2) **Proclamation Honoring Jeffrey Hodgdon, Recreation & Facilities Management, for January 2015 – Sponsored by Mayor Michael F. Brennan.**

Proc 18-14/15 (Tab 3) **Proclamation Honoring Officer Daniel Townsend as Police Officer of the Month for December 2014 – Sponsored by Mayor Michael F. Brennan.**

APPOINTMENTS:

Order 131-14/15 (Tab 4) **Order Appointing Members to Various Boards and Committees – Sponsored by the Nominating Committee, Councilor David Brenerman, Chair.**

Name	Committee	Term Expires
William Getz	Board of Appeals	12/31/2017
Timothy Merrill	Fish Exchange	10/31/2017
Glen Harmon	Historic Preservation Board	11/30/2018
Elizabeth Boepple	Planning Board	02/28/2018
David Eaton	Planning Board	02/28/2017
Sean Dundon	Planning Board	02/28/2018
Carol Morrissette	Planning Board	02/28/2018
Kelly McDonald	Police Citizen Review Sub-committee	03/30/2018

Ovid Santoro	Police Citizen Review Sub-committee	03/30/2018
Mary Zwolinski	Police Citizen Review Sub-committee	03/30/2018
Timothy Agnew	Portland Development Corporation	09/30/2018
Shelley Carvel	Portland Development Corporation	09/30/2018
Heather Sanborn	Portland Development Corporation	09/30/2018

Five affirmative votes are required for passage after public comment.

Order 132-14/15 (Tab 5) **Order Appointing Katherine Jones as Registrar of Voters - Sponsored by Katherine L. Jones, City Clerk.**

The Registrar is the appointed municipal official who has the exclusive power (subject to an appeal) to determine voter eligibility and maintain the Central Voter Registration system according to the law and the rules. The municipal officers of each municipality appoint a qualified registrar, in writing by January 1st of each odd-numbered year. The registrar remains in office for two years until a successor is appointed.

When the City Clerk was appointed Acting City Clerk in January 2011, she was also appointed Registrar of Voters. That appointment expired in 2013, and she has not been appointed since. The City Clerk has spoken with Deputy Secretary of State, Julie Flynn, who concurs and recommends that the Council proceed with appointing the City Clerk once until a successor is appointed.

Five affirmative votes are required for passage after public comment.

Order 133-14/15 (Tab 6) **Order Appointing Meri Lowry, a Member of the Land Bank Commission, to the Parks Commission – Sponsored by Mayor Michael F. Brennan.**

The Portland City Code Chapter 28 § 10(c) requires that one of the members of the Parks Commission be a member of the Land Bank Commission. Tom Jewell, Chairman of the Land Bank Commission, has recommended Meri Lowry for this appointment. Meri Lowry is an attorney with extensive experience in public service that includes more than four years on the Land Bank Commission and three years on the Board of Directors of Greater Portland Maine Community Radio (WMPG).

This appointment is recommended for approval by Tom Jewell, Chairman of the Land Bank Commission; Diane Davison, Chairwoman of the Parks Commission; and Mayor Michael Brennan.

Five affirmative votes are required for passage after public comment.

CONSENT ITEMS:

LICENSES:

Order 134-14/15 (Tab 7) **Order Granting Municipal Officers' Approval of Oxbow Brewing Company d/b/a Oxbow Brewing Company. Application for a Class A Lounge License with Entertainment and Dance at 49 Washington Ave. – Sponsored by Katherine L. Jones, City Clerk.**

Application filed 12/19/14. New City and State Applications.

Five affirmative votes are required for passage after public comment.

Order 135-14/15 (Tab 8) **Order Granting Municipal Officers' Approval of Seamusfinn, LLC d/b/a Portland Patisserie. Application for a Class III & IV (Wine & Beer) License for 46 Market St – Sponsored by Katherine L. Jones, City Clerk.**

Application filed 12/16/14. New City and State Applications.

Five affirmative votes are required for passage after public comment.

Order 136-14/15 (Tab 9) **Order Granting Municipal Officers' Approval of Casa Fiesta Forest LLC d/b/a Casa Fiesta Bar and Grill. Application to Add Corporate Officer to Class XI FSE Restaurant/Lounge License with Entertainment without Dance and Outdoor Dining on Private Property at 865 Forest Ave. – Sponsored by Katherine L. Jones, City Clerk.**

Application filed 1/8/15. Applicant holds a current Class XI FSE Restaurant/Lounge License with Entertainment without Dance. One corporate officer, Jose M. Trejo, Jr. passed away and a new officer, Monica A. Trejo, with 40% stake in company, has been added.

Five affirmative votes are required after public comment.

BUDGET ITEMS:

COMMUNICATIONS:

Com 10-14/15 (Tab 10) **Communication Appointing Councilor David H. Brenerman as Co-Chair of the Reed School Re-Use Task Force – Sponsored by Mayor Michael F. Brennan and Councilor Kevin J. Donoghue.**

The Reed School Re-Use Task Force was created by a communication to the City Council at its September 15, 2014, meeting and is tasked with considering the Reed School property's potential for re-use.

This communication advises the City Council that Councilor David H. Brenerman has been appointed to the Task Force as Co-Chair. Former Councilor John Coyne was previously appointed to the Task Force and will continue to serve as Co-Chair with Councilor Brenerman.

With the new appointment, the task force will be as follows:

- David H. Brenerman, District 5 Councilor, Co-Chair
- John Coyne, Co-Chair
- Portland Planning Board Designee - Sean Dundon
- Riverton Community Association Designees (2) presently inactive
- Portland Trails Designee - Kara Wooldrik
- Workforce Housing Designee - Jan McCormick
- Portland Society for Architecture Designee - Leslie Burnham
- Greater Portland Landmarks Designee - Hilary Bassett
- GPCOG Designee - Rebeccah Schaffner
- Denise Harlow, State Representative, District #116
- Riverton Elementary PTO Designee – Gina MacVane appointed but unable to serve.
- Parks Commission Designee, to be decided
- Elise Scala, Neighborhood Representative

As a Communication this item requires no public comment or formal Council action.

RESOLUTIONS:

UNFINISHED BUSINESS:

Order 124-14/15 (Tab 11) **Order Approving the Collective Bargaining Agreement with the American Federation of State, County and Municipal Employees (AFSCME) Local 481-07 Supervisors - Sponsored by Sheila Hill-Christian, Acting City Manager.**

City staff has reached a tentative three (3) year agreement with AFSCME Supervisors representing approximately 39 supervisors and foremen.

The tentative agreement is within guidance received from Council on December 15, 2014.

The parties have tentatively agreed to a three (3) year contract with general wage increases of 1% effective July 7, 2013, 1% effective July 6, 2014, 1% effective January 4, 2015 and 3% effective July 5, 2015. The parties have also agreed to upgrade several Supervisor positions. Furthermore, in consideration of the above, the union has tentatively agreed to the City's proposed Health Plan changes as well as changes to the pension language.

The Union is expected to ratify the tentative agreement and the Administration recommends Council support for the agreement.

The contract term is July 7, 2013 through July 4, 2016. The total direct costs of the general wage increases are $143,000.00; however, $81,000.00 has been appropriated and accounted for through the FY 14 and FY 15 budget approval process.

All other provisions of the contract remain intact for the term of the agreement.

This item must be read on two separate days. It was given a first reading on January 5th. Five affirmative votes are required for passage after public comment.

Order 125-14/15 (Tab 12) **Order Approving the Collective Bargaining Agreement with the American Federation of State, County and Municipal Employees (AFSCME) 481-00 Labor & Trades - Sponsored by Sheila Hill-Christian, Acting City Manager.**

City staff has reached a tentative three (3) year contract agreement with AFSCME Labor & Trades which is within guidance received from Council on December 15, 2014. AFSCME Labor and Trades represents approximately 168 Trades, Maintenance and Custodial workers.

The parties have tentatively agreed to a three (3) year contract with general wage increases of 1 % effective July 7, 2013, 1 % effective July 6, 2014, 1.5% effective January 4, 2015 and 2.5% effective July 5, 2015. The parties have also agreed to upgrade ten (10) Jetport Maintenance Worker III's from Grade 18 to Grade 19. Furthermore, in consideration of the above, the union has tentatively agreed to the City's proposed Health Plan changes as well as changes to the pension language. The Union is expected to ratify the tentative agreement and the Administration recommends Council support for the agreement.

The contract term is July 7, 2013 through July 4, 2016. The total direct costs of the general wage increases are $458,000.00; however, $159,000.00 has been appropriated and accounted for through the FY 14 and FY 15 budget approval process.

This item must be read on two separate days. It was given a first reading on January 5th. Five affirmative votes are required for passage after public comment.

Order 126-14/15 (Tab 13) **Order Approving Two-Party Agreements between the City of Portland and the Maine Department of Transportation Re: City Collector Paving Projects – Sponsored by Sheila Hill-Christian, Acting City Manager.**

The Department of Public Services and Maine Department. of Transportation (MaineDOT) request approval for the Acting City Manager to enter into two (2) two-party agreements to proceed with 2015 PACTS Collector Paving projects.

This action follows previous authorization of three-party agreements by Order 40-13/14. Those three-party agreements were estimated to have an investment value of $1,048,955 and a Local portion obligation of $236,296.

The total value of investment is now estimated to be $1,904,482 and the Local cash obligation is now estimated to be $1,099,448. The significant increase in required Local funding is for Phase I of the Spring St. Corridor per the authorized Master Plan. Local funding was appropriated in the FY14 and FY15 CIP, and includes public infrastructure contributions from Cross Insurance Arena.

Project	**CIP account**	**Current Local Cost**	**Prior Local Cost Estimate**
Union Street paving	C15103	$28,338	$43,338
Spring, Middle, and Temple Streets	C14106	$350,000	$192,958
	C14201	$135,000	
	PS1502	$30,721	
	C15103	$355,389	
	C15105	$200,000	
	Totals:	*$1,099,448*	*$236,296*

MaineDOT cannot proceed with final design and bid document preparation without these agreements being executed. Failure to execute agreements could result in deferral or elimination of the leveraged funding for PACTS Collector Pavement Preservation, and delay Phase I of the Spring St. Corridor Master Plan initiatives.

Execution of these agreements will allow for MaineDOT to preserve the pavement on these streets in 2015, and administer the contract for the City's Phase I work on the Spring St. Corridor:

<u>Middle St.</u> from Franklin to Temple
<u>Spring St.</u> from State to Temple
<u>Temple St.</u> from Middle to Congress (entire)
<u>Union St.</u> from Commercial to Middle (entire)

In addition to pavement preservation, the City will achieve Phase I Master Plan goals for the Spring St. Corridor, and replace an unwarranted traffic signal system at the intersection of Middle and Pearl with a four-way stop, thereby reducing our electrical energy consumption.

The Department of Public Services has communicated extensively with Portland Downtown District to raise awareness and develop specific elements of the intended work plan. Public Services staff and project representatives of MDOT have held working meetings with officials of the Portland Downtown District over work schedules/project scope and sought feedback on preferred work hours. In this collaboration, it was determined that rather than night work, the preferred work hours of the future paving contractor would be generally be from sunrise to sunset or 4am -7pm during the week days to maximize the work days for the contractor. Future meetings will be held with Downtown District officials and abutters in advance of start of construction.

Existing CIP and development contribution funds have been dedicated to the implementation of these projects and they should proceed without delay.

This item must be read on two separate days. It was given a first reading on January 5th. Five affirmative votes are required for passage after public comment.

Order 127-14/15 (Tab 14)

Order Approving Two-Party Agreements between the City of Portland and the Maine Department of Transportation Re: Transportation System Improvements – Sponsored by Sheila Hill-Christian, Acting City Manager.

The Department of Public Services and Maine Deptment of Transportation (MaineDOT) request approval to enter into three (3) two-party agreements to allow the City to proceed with bundling the projects into one 2015 construction contract.

The total value of investment is estimated to be $2,046,500 and the Local cash portion is estimated to be $961,300. Local funding was appropriated in the FY14 and FY15 CIP. The Local funds required are less than previous estimates, and are appropriated in the FY14 and FY15 CIP. Previous authorization for two of these projects occurred through City Council Orders #222-11/12 and #15-14/15, and the third authorization is via FY15 CIP appropriation. The Local cost obligation for this bundled project is slightly reduced from prior estimates.

Project	CIP account	Current Local Cost	Prior Local Cost Estimate
Commercial and Franklin Street paving	C15104	$890,000	$900,000
Commercial at High and York at High Intersections	C14114	$42,700	$29,600
York St. sidewalk and ped signals	C14114	$28,600	$35,750
	Totals:	*$961,300*	*$965,350*

MaineDOT cannot proceed with final design and bid document preparation without these agreements being executed.
Failure to execute agreements could result in deferral or elimination of highly leveraged funding for these MaineDOT and PACTS projects.

Execution of these agreements allows for:

1) MaineDOT Arterial pavement preservation on Route 1A:
   a) Commercial St. from Beach to Franklin
   b) Franklin St. between Commercial and Middle
2) MaineDOT Transportation Alternatives project:
   a) Intersections of Commercial at High and York at High
3) PACTS 16/18 Bicycle/Pedestrian TIP project:
   a) York St. sidewalk and pedestrian signal

In addition to MaineDOT Arterial pavement preservation, the City is making significant improvements to traffic and pedestrian infrastructure along the Commercial St. Corridor.

These projects have been specifically identified, vetted, authorized, and funded by prior City Council actions. The Department of Public Services has communicated extensively with Portland Downtown District to raise awareness and develop specific elements of the intended work plan. Public Services staff and project representatives of MDOT have held working meetings with officials of the Portland Downtown District over work schedules/project scope and sought feedback on preferred work hours. In this collaboration, it was determined that rather than night work, the preferred work hours of the future paving contractor would be generally be from sunrise to sunset or 4am -7pm during the week days to maximize the work days for the contractor. Future meetings will be held with Downtown District officials and abutters in advance of start of construction. Existing CIP funds have been dedicated to the implementation of these projects and they should proceed without delay.

This item must be read on two separate days. It was given a first reading on January 5th. Five affirmative votes are required for passage after public comment.

Order 129-14/15 (Tab 15)

Amendment to Portland City Code Chapter 24 Sewers Re: Stormwater Program - Sponsored by the Finance Committee, Councilor Nicholas M. Mavodones, Chair.

The proposed stormwater service charge program has been unanimously recommended to the City Council by the Finance Committee for consideration. The initiation and development of the program was made at the request of the City Council through a Council Resolution and incorporated the unanimous recommendations of a City Task Force established by Council Order. That Task Force considered other ways by which the City could pay for sewer and stormwater costs. The Task Force considered continuing to pay for stormwater services through the sewer rate, property taxes, or a stormwater service charge. The Task Force unanimously recommended a stormwater service charge.

The proposed stormwater service charge program, for City Council consideration, includes an amendment to Chapter 24: Sewers, which establishes the stormwater service charge program and the stormwater service charge rate for the first six months beginning in January 2016 of $6.00/billing unit.

Approval of the proposed stormwater service charge program also authorizes an appropriation of $291,860 from the Sewer Fund for start-up costs until the charge goes into effect in January 2016 and includes the creation of five staff positions.

The financial impact to city operations is estimated to be approximately $365,000 annually including the School Department. Impacts to private property vary.

The Finance Committee met on December 11th and voted 4-0 to forward this item to the City Council with a recommendation for passage.

This item must be read on two separate days. It was given a first reading on January 5th. Five affirmative votes are required for passage after public comment.

Order 130-14/15 (Tab 16)

Order Authorizing and Appropriating $291,860 from the Sewer Fund for Start Up costs for the Implementation of the Stormwater Program – Sponsored by Nicholas M. Mavodones, Chair.

In addition to the amendment to Chapter 24: Sewers, the proposed stormwater service charge program includes an appropriation of $291,860 from the Sewer Fund for start-up costs until the charge goes into effect in January 2016.

Within that appropriation is funding for five employees to be funded by the stormwater service charge program. As allowed under City Charter Article VI, section 1(d), five positions will be created to implement this program, including an Account Clerk II, Cashier Clerk, Programmer Analyst, Assistant Engineer, and a Customer Service Representative if this appropriation is authorized by the City Council.

The Finance Committee met on December 11th and voted 4-0 to forward this item to the City Council with a recommendation for passage.

This item must be read on two separate days. It was given a first reading on January 5th. Five affirmative votes are required for passage after public comment.

ORDERS:

Order 137-14/15 (Tab 17)

Order Setting Public Hearing on Designation of the Downtown Transit Oriented Development and Omnibus Tax Increment Financing District and the Municipal Development Program for that District with Its Downtown Revitalization Investment Plan – Sponsored by the Housing and Community Development Committee, Councilor Kevin J. Donoghue, Chair.

This Order sets the Public Hearing required by 30-A M.R.S. §5226 for the designation of a Development District and the adoption of a Development Program, for the Downtown Transit Oriented Development and Omnibus Tax Increment Financing District and Tax Increment Financing District and the proposed adoption of the Municipal Development Program with its Downtown Revitalization Investment Plan.

The Public Hearing will be held on Monday, February 2, 2015 at 7:00 p.m. in the City Council Chambers, Portland City Hall, 389 Congress Street, Portland, Maine.

Order 138-14/15 (Tab 18)

Order Amending and Renaming the Creative Portland Development and Arts Tax Increment Financing District to the Baxter Library Omnibus Tax Increment Financing District – Sponsored by the Housing and Community Development Committee, Councilor Kevin J. Donoghue, Chair.

The proposed amendments to the approved Creative Portland Development and Arts Tax Increment Financing District ("Arts TIF District) are planned to be done simultaneously with actions to approve establishment of the Proposed Downtown Transit Oriented and Omnibus Development TIF District.

Proposed Arts TIF District amendments include renaming the TIF District to Baxter Library Omnibus TIF District and reducing its geography and term to align with a single site for the Baxter Library Redevelopment Project so that there is no financial impact upon the Baxter Library Credit Enhancement Agreement (CEA) which supported this Project's redevelopment.

The term of the amended TIF District is proposed to expire with the City's FY2019, the corresponding termination timeframe of the CEA for the Baxter Library Redevelopment Project.

Also, reducing the size of the Arts TIF District will result in the elimination of funding to Creative Portland which is planned to be funded through the Proposed Downtown Transit Oriented and Omnibus Development District. The benefits to this approach include:

- **State TIF District Limitations.** It is noted that Downtown and Transit TIF Districts are exempt from state TIF district value and acreage limitations. The proposed size reduction of the Arts TIF District and its absorption within the Downtown Transit Oriented Omnibus TIF District, except for the Baxter Library site, will free up TIF acreage and value amounts to create more flexibility for the City to establish TIF districts in the future.

- **Area-wide TIF District Alignment.** Reduction in the Arts TIF District size will efficiently align three large TIF districts (Bayside, Downtown-Transit and Waterfront) covering the majority of Portland's Peninsula.

Approval of the proposed Arts TIF District Amendments will not impact the financial terms of the approved Baxter Library Redevelopment Project Credit Enhancement Agreement. However, approval of the proposed Amendments will eliminate funding to Creative Portland (at $100,000 per year); Creative Portland will be funded instead, through the new Downtown Transit Oriented Development Omnibus TIF District.

The HCDC reviewed this item at its November 10, 2014, meeting and voted unanimously (4-0) to forward this to the City Council with a recommendation for a passage.

This item must be read on two separate days. This is its first reading.

Order 139-14/15 (Tab 19) — **Order Approving and Adopting the Downtown Transit Oriented Development and Omnibus Tax Increment Financing District and Adopting the Municipal Development Program for that District with Its Downtown Revitalization Investment Plan - Sponsored by the Housing and Community Development Committee, Councilor Kevin J. Donoghue, Chair.**

In early 2014, the Mayor and City Council established the following goal: Implement Tax Increment Financing (TIF) Programs that focus on the creation of appropriately sized and designed TIF districts and advances other Council goals in the areas of transit, economic development, public infrastructure and municipal finance.

City staff worked with the HCDC over several months to provide policy direction related to the establishment of the Proposed Downtown and Transit Oriented Development and Omnibus Tax Increment Financing Program. The accompanying document included in the agenda backup is consistent with the policy direction received by the HCDC on this matter.

Additionally, under the direction and recommendation of the HCDC, the City Council adopted a revised City TIF Policy on February 3, 2014 which supports the establishment of area-wide TIF districts to invest in public infrastructure and economic development programs versus establishing individual site specific TIF districts through credit enhancement agreements.

The Proposed Downtown Transit Oriented Development (DT/TOD) and Omnibus Tax Increment Financing District includes a large single area wide TIF district of approximately 422 acres which covering the majority of the Portland Peninsula bounded by Washington Avenue to the east, State Street to the west, following the edges of the adjacent Bayside and the Waterfront Capital Improvement TIF Districts to the north and south.

On November 17, 2014, the City Council voted to authorize amendments to the Bayside TIF District which would expand the TIF District geography.

The Proposed DT/TOD TIF District is designed strategically to support the following major objectives:

1. Maintain and Expand Tax Base and Job Growth.

2. Invest TIF Revenue in the following categories:
a. Public Infrastructure.
b. New and Enhanced Transit.
c. City Economic Development Programs, including Creative Portland and City staff salaries.

3. TIF Term and Capture Rates. The proposed TIF District is for thirty (30) years (the maximum allowed by state law) and proposed TIF capture rates have been set at low levels to not overly restrict funds in a TIF district needed to support City general fund needs.

4. Tax Shelter Benefits. Public benefits associated with TIF districts are the "savings" related to the avoided loss of state aid for education and municipal revenue sharing, along with the City being responsible for a higher share of Cumberland County's budget.

Downtown Revitalization Plan

City planning staff prepared the "City of Portland Downtown Revitalization Investment Plan", dated January 2015 to summarize the myriad policy goals and slated projects targeted towards improving the built environments of Portland's downtown. This Downtown Plan is required for designation of a Downtown TIF District by the State.

Proposed TIF District Term and Capture Rates

Specific proposed terms include:

TIF Years	TIF Capture Rates	TIF Revenue Estimate	General Fund Estimate
1	12%	$200,000	$1.55 million
2-30	22%	$15.30 million or $500,000 average per year	$54.30 million
Total		$15.50 million	$55.85 million

The estimated amount of TIF revenue reserved for TIF investments is less than 5% of the total estimated real estate tax revenue related to the Proposed DT/TOD TIF District.

Tax Shelter Benefits

Estimates of the specific savings or avoided loss of state aid to education, reductions in municipal revenue sharing or for the city paying a higher share of County taxes include:

TIF Years	Savings Estimate
1-30	$4.75 million

The average savings total over $150,000 per year or approximately 31 cents of avoided loss related to each new real estate property tax dollar.

Proposed Specific Investments

Investment estimates, by major category over the thirty years, include the following:

TIF Year	Investment	Annual Estimates
1	Econ. Dev Programs: a. Creative Portland Transit	$100,000 $100,000

2-30	Econ. Dev. Programs: a. Creative Portland Transit Public Infrastructure	$100,000 $100,000-$250,000 $200,000-$500,000

Total $15.50 million

The total amount of property tax revenue will be dependent upon property valuations at a future point of time per the above capture rates.

Also, the City Council will have the final authority on an annual basis related to prioritization of TIF investments and, if necessary, TIF capture rates can be reduced to free up TIF funds for City general fund expenditures.

The HCDC reviewed this item at its November 10, 2014, meeting and voted unanimously (4-0) to forward this to the City Council with a recommendation for passage.

This item must be read on two separate days. This is its first reading.

AMENDMENTS:

LICENSE RENEWALS:

ROLL CALL: Mayor Brennan called the meeting to order at 7:00 P.M. (All Councilors Present).

ANNOUNCEMENTS:
RECOGNITIONS:

APPROVAL OF MINUTES OF PREVIOUS MEETING:

Motion was made by Councilor Duson and seconded by Councilor Marshall to approve the minutes of the December 15, 2014 City Council meeting. Passage 9-0.

PROCLAMATIONS:
APPOINTMENTS:

Order 118-14/15 **Order Appointing Special Council Committees for 2015 - Sponsored by Mayor Michael F. Brennan.**

Motion was made by Councilor Suslovic and seconded by Councilor Duson to amend Order 118 by removing Alex Jaegerman and adding Bruce Hyman, Transportation Director to the PACTS Planning Committee and removing Jeff Levine and adding Bruce Hyman to the PACTS Policy committee and adding Councilor Jon Hinck to the Parks Commission.

Motion was made by Councilor Marshall and seconded by Councilor Suslovic for passage. Passed as amended 9-0.

CONSENT ITEMS:

LICENSES:

Order 119-14/15 **Order Granting Municipal Officers' Approval of Fizz LLC d/b/a Vena's Fizz House. Application for a Class II (Spirits) License at 345 Fore St – Sponsored by Katherine L. Jones, City Clerk.**

Motion was made by Councilor Duson and seconded by Councilor Donoghue for passage. Passage 9-0.

Order 120-14/15 **Order Granting Municipal Officers' Approval of Pirate Moon, LLC d/b/a The Treehouse. Application for a Class I FSE License with Entertainment without Dance and Outdoor Dining on Private Property at 484 Stevens Ave – Sponsored by Katherine L. Jones, City Clerk.**

Motion was made by Councilor Duson and seconded by Councilor Brenerman for passage. Passage 9-0.

Order 121-14/15 **Order Granting Municipal Officers' Approval of Trouble, LLC d/b/a Trouble, LLC. Application for a Class A Lounge License with Entertainment with Dance and Motion Picture Theatre (Less than 999 Seats) at 10 Exchange St. – Sponsored by Katherine L. Jones, City Clerk.**

Motion was made by Councilor Suslovic and seconded by Councilor Costa to postpone Order 121 until June 15, 2015. Passage 9-0.

IN COUNCIL REGULAR MEETING JANUARY 5, 2015 VOL. 130 PAGE 48

BUDGET ITEMS:

COMMUNICATIONS:

Com 8-14/15 **Communication RE: FY2014 Tax Increment Financing Annual Report – Sponsored by the Housing and Community Development Committee, Councilor Kevin J. Donoghue, Chair.**

Com 9-14/15 **Communication Re: Housing and Community Development Committee 2014 Work Plan Accomplishments – Sponsored by the Housing and Community Development Committee – Councilor Kevin J. Donoghue, Chair.**

RESOLUTIONS:

UNFINISHED BUSINESS:

Order 114-14/15 **Order Approving Appointment of Adam Lee as Associate Corporation Counsel – Sponsored by Danielle West-Chuhta, Corporation Counsel.**

Motion was made by Councilor Suslovic and seconded by Councilor Duson to pass Order 114 as an emergency. Passed as an emergency 9-0

Order 115-14/15 **Order Approving Designation of House Island as a Local Historic District and Amending the Map of Historic Districts – Sponsored by the Planning Board, Stuart O'Brien, Chair and the Historic Preservation Board, Rick Romano, Chair. This item was given first reading on December 15, 2014.**

Motion was made by Councilor Donoghue and seconded by Councilor Suslovic for passage. Passage 9-0.

Order 116-14/15 **Amendment to City Code Chapter 18 (Parks, Recreation and Public Buildings and Grounds) Re: Parks Commission to Adopt Rules – Sponsored by Danielle West Chuhta, Corporation Counsel. This item was given first reading on December 15, 2014.**

Motion was made by Councilor Donoghue and seconded by Councilor Marshall for passage. Passage 9-0.

Order 117-14/15 **Amendment to Portland City Code Re: Washington Avenue Zoning Map Change R-6 Residential Zone to B1 Neighborhood Business Zone – Sponsored by the Planning Board, Stuart O'Brien, Chair. This item was given first reading on December 15, 2014.**

Motion was made by Councilor Donoghue and seconded by Councilor Mavodones for passage. Passage 9-0.

ORDERS:

Order 122-14/15 **Order Authorizing Assignment of Midtown Parking Lot City of Portland Lease from Fore River Parking Company to JBB Parking Company, LLC – Sponsored by Sheila-Hill Christian, Acting City Manager.**

Motion was made by Councilor Donoghue and seconded by Councilor Duson for passage. Passage 9-0.

Order 123-14/15 **Order Authorizing the City Manager to Enter into Purchase and Sale Agreement with Patrons Oxford Insurance Company for Sale of Unit 1 in City-Owned Portland Technology Park – Sponsored by Sheila Hill-Christian, Acting City Manager.**

Motion was made by Councilor Suslovic and seconded by Councilor Duson to amend Order 123 by adding a paragraph in section 3 of the Purchase and Sale Agreement and deleting the last paragraph in section 3 of the Purchase and Sales Agreement. Passage 9-0.

Motion was made by Councilor Suslovic and seconded by Councilor Duson for passage. Passage 9-0.

Order 124-14/15 **Order Approving the Collective Bargaining Agreement with the American Federation of State, County and Municipal Employees (AFSCME) Local 481-07 Supervisors - Sponsored by Sheila Hill-Christian, Acting City Manager.**

This is its first reading.

Order 125-14/15 **Order Approving the Collective Bargaining Agreement with the American Federation of State, County and Municipal Employees (AFSCME) 481-00 Labor & Trades- Sponsored by Sheila Hill-Christian, Acting City Manager.**

This is its first reading.

Order 126-14/15 **Order Approving Two-Party Agreements between the City of Portland and the Maine Department of Transportation Re: City Collector Paving Projects – Sponsored by Sheila Hill-Christian, Acting City Manager.**

This is its first reading.

Order 127-14/15 **Order Approving Two-Party Agreements between the City of Portland and the Maine Department of Transportation Re: Transportation System Improvements – Sponsored by Sheila Hill-Christian, Acting City Manager.**

This is its first reading.

IN COUNCIL REGULAR MEETING JANUARY 5, 2015 VOL. 130 PAGE 50

Order 128-14/15 **Traffic Schedule Amendment Re: Sewall Street – Sponsored by the Transportation, Sustainability, and Energy Committee, Councilor David A. Marshall, Chair.**

Motion was made by Councilor Duson and seconded by Councilor Marshall to waive second reading. Passage 9-0.

Motion was made by Councilor Marshall and seconded by Councilor Duson for passage. Passed as an emergency 9-0.

Order 129-14/15 **Amendment to Portland City Code Re: Chapter 24 Sewers Re: Stormwater Program - Sponsored by the Finance Committee, Councilor Nicholas M. Mavodones, Chair.**

This is its first reading.

Order 130-14/15 **Order Authorizing and Appropriating $291,860 from the Sewer Fund for Start –Up costs for the Implementation of the Stormwater Program – Sponsored by Nicholas M. Mavodones, Chair.**

This is its first reading.

Motion was made by Councilor Donoghue and seconded by Councilor Marshall to adjourn. Passage 9-0, 8:25P.M.

A TRUE COPY.

Katherine L. Jones, City Clerk

Proc 17-14/15
Tab 2 1-21-15

PROCLAMATION

Honoring

Jeffrey Hodgdon
Employee of the Month

January 2015

* * * * *

WHEREAS: **Jeffrey Hodgdon** of the Recreation & Facilities Management Department, has been named the City of Portland Employee of the Month by a committee of his peers and selected for this distinct honor from a workforce of 1,300; and

WHEREAS: This award is presented in recognition of **Jeffrey's** duties as the Public Assembly Facilities Operations Foreman. **Jeffrey** was an integral part of the successful Presidential visit in October. He was involved in all communications between the National Democratic Party, White House Staff and other City staff. **Jeffrey** was the main support for the Event Coordinator, and went above and beyond to ensure that our level of service was second to none; and

WHEREAS: **Jeffrey** led the overall setup of the event, managed the Secret Service security sweep and coordinated the changeover to the Maine Brewers Festival event that was loading in the next day. **Jeffrey** did such a great job; no one could tell there was an event of that magnitude the day before; and

WHEREAS: **Jeffrey** has also developed relationships with tenants and lessees at the Expo, especially Portland High School and the Maine Red Claws. He has been a conduit for information sharing, which has been vital to the successful sharing of space and scheduling of the building. Tenants have found a trust in **Jeffrey** and rely on him for their day to day needs. **Jeffrey** truly is an asset to the Recreation & Facilities Management Department and to the City.

NOW, THEREFORE, BE IT RESOLVED, THAT I, Michael F. Brennan, Mayor of the City of Portland, Maine, and the members of the Portland City Council do hereby proclaim honor and recognition to **Jeffrey Hodgdon** as **City Employee of the Month, January 2015.**

Signed and Sealed this 21st day of January 2015

Michael F. Brennan, Mayor
City of Portland, Maine

Proc 18-14/15
Tab 3 1-21-15

PROCLAMATION

HONORING

OFFICER DANIEL TOWNSEND

WHEREAS, **Officer Townsend** joined the Portland Police Department in 2006 after working for the York Police Department. He graduated cum laude from the University of New Hampshire in 2005 with a Bachelor's Degree in Justice Studies and Sociology; and

WHEREAS, **Officer Townsend** is the recipient of multiple commendations from the Department, recognized for his work as a Senior Lead Officer, has received multiple Awards of Merit as well as several selections as Officer of the Month and was awarded Officer of the Year for 2013; and

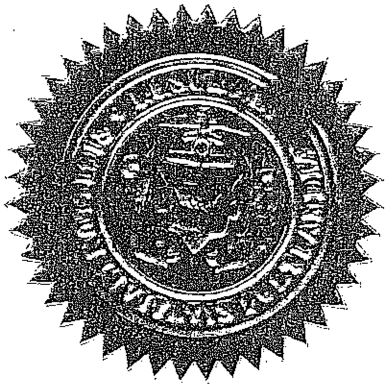
WHEREAS, **Officer Townsend** is a member of the Crime Reduction Unit and is recognized this month for his very strong work in a labor intensive human trafficking investigation involving a sixteen year old female; and

WHEREAS, **Officer Townsend** demonstrated his commitment during this extensive investigation lasting several months and is recognized for his collaborative efforts with several agencies to solidify the investigation ultimately resulting in a plea deal and a significant amount of prison time for the individual; and

WHEREAS, **Officer Townsend** is a valued member of Portland's Police Department and a deserving recipient of this award.

NOW, THEREFORE, BE IT RESOLVED, THAT I, Michael F. Brennan, Mayor of the City of Portland, Maine, and the members of the Portland City Council do hereby proclaim honor and recognition to **Daniel Townsend** as **Officer of the Month for December 2014**.

Signed and sealed this 21st day of January, 2015



Michael F. Brennan, Mayor
City of Portland, Maine

Order 131-14/15
Tab 4 1-21-15

MICHAEL F. BRENNAN (MAYOR)
KEVIN J. DONOGHUE (1)
DAVID A. MARSHALL (2)
EDWARD J. SUSLOVIC (3)
JUSTIN COSTA (4)

CITY OF PORTLAND
IN THE CITY COUNCIL

DAVID H. BRENERMAN (5)
JILL C. DUSON (A/L)
JON HINCK (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

ORDER APPOINTING MEMBERS TO VARIOUS BOARDS AND COMMITTEES

ORDERED, that the following are hereby appointed to the Boards and Committees indicated for the stated term:

Name	**Committee**	**Term Expires**
William Getz	Zoning Board of Appeals	12/31/2017
Timothy Merrill	Fish Exchange	10/31/2017
Glen Harmon	Historic Preservation Board	11/30/2018
Elizabeth Boepple	Planning Board	02/28/2018
David Eaton	Planning Board	02/28/2017
Sean Dundon	Planning Board	02/28/2018
Carol Morrissette	Planning Board	02/28/2018
Kelly McDonald	Police Citizen Review Sub-Comm.	03/30/2018
Ovid Santoro	Police Citizen Review Sub-Comm.	03/30/2018
Mary Zwolinski	Police Citizen Review Sub-Comm.	03/30/2018
Timothy Agnew	Portland Development Corp.	09/30/2018
Shelley Carvel	Portland Development Corp.	09/30/2018
Heather Sanborn	Portland Development Corp.	09/30/2018

Office of the City Clerk
Katherine L. Jones, CMC

Memorandum

TO: Mayor Brennan and Members of the Portland City Council
FROM: Katherine L. Jones, City Clerk
DATE: December 30, 2014
RE: Appointments

The Nominating Committee has concluded interviews and makes the following nominations to various Boards and Committees:

Name	Committee	Term Expires
William Getz	**Zoning Board of Appeals**	**12/31/2017**
Timothy Merrill	**Fish Exchange**	**10/31/2017**
Glen Harmon	**Historic Preservation Board**	**11/30/2018**
Elizabeth Boepple	**Planning Board**	**02/28/2018**
David Eaton	**Planning Board**	**02/28/2017**
Sean Dundon	**Planning Board**	**02/28/2018**
Carol Morrissette	**Planning Board**	**02/28/2018**
Kelly McDonald	**Police Citizen Review Sub-Comm.**	**03/30/2018**
Ovid Santoro	**Police Citizen Review Sub-Comm.**	**03/30/2018**
Mary Zwolinski	**Police Citizen Review Sub-Comm.**	**03/30/2018**
Timothy Agnew	**Portland Development Corp.**	**09/30/2018**
Shelley Carvel	**Portland Development Corp.**	**09/30/2018**
Heather Sanborn	**Portland Development Corp.**	**09/30/2018**

Order 132-14/15
Tab 5 1-21-15

MICHAEL F. BRENNAN (MAYOR)
KEVIN J. DONOGHUE (1)
DAVID A. MARSHALL (2)
EDWARD J. SUSLOVIC (3)
JUSTIN COSTA (4)

CITY OF PORTLAND
IN THE CITY COUNCIL

DAVID H. BRENERMAN (5)
JILL C. DUSON (A/L)
JON HINCK (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

ORDER APPOINTING KATHERINE JONES AS REGISTRAR OF VOTERS

ORDERED, that pursuant to 21-A M.R.S. §101, Katherine Jones is hereby appointed the Registrar of Voters for the City of Portland until the appointment of a successor.

Office of the City Clerk
Katherine L. Jones, CMC

Memorandum

TO:	Mayor Brennan and Members of the City Council
FROM:	Katherine Jones
DATE:	January 6, 2015
RE:	Registrar of Voters

Title 21-A (§1.38, § 1101, § 121, §122,§ 161)

The "Registrar" is the appointed municipal official who has the exclusive power (subject to an appeal) to determine voter eligibility and maintain the Central Voter Registration system according to the law and rules. The municipal officers of each municipality shall appoint a qualified registrar, in writing by January 1st of each odd-numbered year. The registrar remains in office for 2 years until a successor is appointed and sworn.

When I was appointed Acting City Clerk in January, I was also appointed Registrar of Voters. That expired in 2013 and I have not been appointed since. I have spoken with Deputy Secretary of State, Julie Flynn, she concurs and recommend that you proceed with appointing me once until a successor is appointed.

I recommend that I am appointed once since the language of the statute states that I serve until a successor is chosen.

Order 133-14/15
Tab 6 1-21-15

MICHAEL F. BRENNAN (MAYOR)
KEVIN J. DONOGHUE (1)
DAVID A. MARSHALL (2)
EDWARD J. SUSLOVIC (3)
JUSTIN COSTA (4)

CITY OF PORTLAND
IN THE CITY COUNCIL

DAVID H. BRENERMAN (5)
JILL C. DUSON (A/L)
JON HINCK (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

ORDER APPOINTING MERI LOWRY, A MEMBER OF THE LAND BANK COMMISSION, TO THE PARKS COMMISSION

ORDERED, that Meri Lowry, a member of the Land Bank Commission, be appointed to a three-year term on the Parks Commission.

City of Portland, Maine
City Council Agenda Request Form

TO: Sonia Bean, Senior Administrative Assistant
Acting City Manager Sheila Hill-Christian
Corporation Counsel Danielle West-Chuhta

FROM: **Mayor Michael Brenan**

DATE: **1/7/2015**

1) Council meeting at which action is requested:

1st reading: n/a
Final action: 1/7/2015

2) Can action be taken at a later date: X YES ______ NO
If not, why not:

3) This item is sponsored by: Mayor Michael Brennan
(If the item is sponsored by a Council Committee include the date the committee met and the outcome of the vote.)

If a memorandum addresses the following issues you may attach and reference the memorandum but please highlight it so staff can easily answer I-V.

I. SUMMARY OF ISSUE

The Portland City Code Chapter 28 § 10(c) requires that one of the members of the Parks Commission be a member of the Land Bank Commission. Tom Jewell, Chairman of the Land Bank Commission, has recommended Meri Lowry for this appointment. Meri Lowry, an attorney with extensive experience in public service that includes more than four years on the Land Bank Commission and three years on the Board of Directors of WMPG, has accepted this appointment. Mayor Brennan is pleased to act on this recommendation and requests the City Council's approval of her appointment to the Parks Commission.

II. REASON FOR SUBMISSION (What issue/problem will this address?)

To appoint a member of the Land Bank Commission to the Parks Commission.

III. INTENDED RESULT (How does it resolve the issue/problem?)

That the Portland City Code requirement that one of the members of the Parks Commission also be a member of the Land Bank Commission is fulfilled.

IV. FINANCIAL IMPACT

There is no financial impact to this appointment.

V. STAFF ANALYSIS & RECOMMENDATION

This appointment is recommended for approval by Tom Jewell, Chairman of the Land Bank Commission, Diane Davison, Chairwoman of the Parks Commission, and Mayor Michael Brennan.

Attachments:

Order

Order 134-14/15
Tab 7 1-21-14

MICHAEL F. BRENNAN (MAYOR)
KEVIN J. DONOGHUE (1)
DAVID A. MARSHALL (2)
EDWARD J. SUSLOVIC (3)
JUSTIN COSTA (4)

CITY OF PORTLAND
IN THE CITY COUNCIL

DAVID H. BRENERMAN (5)
JILL C. DUSON (A/L)
JON HINCK (A/L)
NICHOLAS M. MAVODONES (A/L)

ORDER
GRANTING MUNICIPAL OFFICERS'
APPROVAL OF:

Oxbow Brewing Company d/b/a Oxbow Brewing Company. Application for a Class A Lounge License with Entertainment and Dance at 49 Washington Ave.

Received 12/19/14

Mayor and Members of City Council,

Since Oxbow Brewing Company's founding in 2011, the city of Portland has been integral in helping our growth and success. We have been thoroughly impressed with this city and its residents, and we would like to establish ourselves as a lounge location to make our own unique contribution to Portland's bar and restaurant scene.

We are also very excited about our specific location within the city, namely the inner Washington Avenue neighborhood. We believe that in the near future this section of the Portland peninsula between Congress Street and the Eastern Promenade will become a food and drink destination for locals and tourists alike, and we would like to be a major driving force in the blossoming of this beautiful part of our city.

Although we have been enjoying a steady early draw of customers to our new Portland tasting room, it has quickly become apparent that the ability to provide a more complete would generate substantially more traffic to our location, and subsequently also to the many small businesses that surround us. To be able to maximize the potential of our space we would like to have the option of preparing snacks as well as serving guest beers, wines, and spirits from other local artisan producers. Our managers all have significant background experience in the service industry and we will uphold this great responsibility with the utmost diligence and respect.

Gratefully yours,

Timothy S. Adams
President
Oxbow Brewing Co.

Gregory Jasgur
General Manager
Oxbow Brewing Co.

Received 12/14/17

Office of the City Clerk
389 Congress Street
Portland, ME 04101
(207) 874-8557

Application for Food Service Establishment With Alcoholic Beverages

Type of Liquor License Applying for: CLASS A LOUNGE

Please check one: (Corporation/ LLC/ Non-profit org. X) (Sole Proprietor ____) (Partnership ____)

Business Name (d/b/a): OXBOW BREWING COMPANY Phone: 207-315-5962

Location Address: 49 WASHINGTON AVE ZIP 04101

If new, what was formerly in this location: ____

Mailing Address: 274 JONES WOODS RD ZIP 04553

Contact Person: KATIE LEBEL Phone: 207-315-5962

Manager of Establishment: GREGORY JASGUR Home Phone # 202-321-7570

Owner of Premises (landlord): JED HARRIS

Address of Premises Owner: 80 EXCHANGE ST. #30 ZIP 04101

Does the Issuance of this license directly or indirectly benefit any City employee(s)? Yes ___ No X
If yes, list name(s) of employee(s) and department(s).

Have any of the applicants, including the corporation if applicable, ever held a business license with the City of Portland? Yes ____ No X. If yes, please list business name(s) and location(s):

Is any principal officer under the age of 18? ____ Yes X No

Have applicant, partners, associates, or corporate officers ever been *arrested*, *indicted*, or *convicted* for any violation of law? ____ If yes, please explain: ____

SOLE PROPRIETOR / PARTNERSHIP INFORMATION: (if corporation, leave blank)

Name of Owner(s): ~~TIM ADAMS~~	DOB	Residence Address	
Name of Owner(s): ~~GEOFF MASLAND~~	DOB	Residence Address	
Name of Owner(s):	DOB	Residence Address	

CORPORATE / LLC / NON-PROFIT ORGANIZATION APPLICANTS: (if sole proprietor, leave blank)

Corporation Name: OXBOW BREWING COMPANY

Corporation Mailing Address: 274 JONES WOODS RD ZIP 04553

Contact Person: KATIE LEBEL Phone Number: 207-315-5962

PRINCIPAL OFFICERS: (if more space is needed, please attach a separate page)

Name	Title	DOB	Residence Address
TIM ADAMS	OWNER	1/17/83	38 HOWARD ST.
GEOFF MASLAND	OWNER	6/24/81	36 COLUMBIA AVE BRUNSWICK
(TIMOTHY)			
(GEOFFEY)			

(Please see reverse side)

Type of Food Served: SNACKS

Please check all that will be served: Beer X Wine ____ Liquor ____

ercentage of sales – Generated from Food : 10 Generated from Alcohol: 90

Hours and Days of operation: T – R, SUN 1 – 9 pm F/SAT – 1 – 11 PM

Will full-course meals, only capable of consumption with the use of tableware, be served the entire time the establishment is open? Yes ____ No X .

If no, please explain SNACKS ONLY

Is the establishment less than 300 feet from a school, dormitory, church or parish house, or similar establishment? Yes ____ No X . If yes, give the distance ____.

Will you have entertainment on the premises? Yes X No ____ (If yes, a separate application is required.)

Will you permit dancing on the premises? Yes X No ____

Will you permit dancing after 1:00am? Yes ____ No X

Will you have outside dining? Yes ____ No X . If yes, please indicate location on diagram.
Also, will the outside dining be on PUBLIC ____ or PRIVATE ____ property?
Have you applied for an Outdoor Dining Permit? Yes ____ No ____

Will you have any amusement devices (pinball, video games, juke box)? Yes ____ No X .

If yes, please list, # of pinball: ____ # of amusements: ____ # of pool tables: ____.

What is your targeted opening date? : ____

Applicant, by signature below, agrees to abide by all laws, orders, ordinances, rules and regulations governing the above licensee and further agrees that any misstatement of material fact may result in refusal of license or revocation if one has been granted. Applicant agrees that all taxes and accounts pertaining to the premises will be paid prior to issuance of the license.

It is understood that this and any application(s) shall become public record and the applicant(s) hereby waive(s) any rights to privacy with respect thereto.

I/We, hereby authorize the release of any criminal history record information to the City Clerk's Office or licensing authority. I/We, hereby waive any rights to privacy with respect thereto.

Signature ____ Title GENERAL MANAGER Date 12/19/14

Application attachment to other City license

Received 12/19/14

$485. With Dance
$270. Without Dance
$545. After Hours (1AM-3AM).
Total due: ___________

Office of the City Clerk
389 Congress Street
Portland, ME 04101
207-874-8557

Supplemental Application for Dancing and Entertainment

Please attach a diagram of floor plan showing where in the facility the entertainment will be setup, the direction of any speakers and where dance floor, if any, will be located.

Business Name (d/b/a): OXBOW BREWING COMPANY

Location Address: 49 WASHINGTON AVE ZIP 04101 Phone 207-321-7570

Will music be electric or acoustical or both? BOTH

Will amplification used? Yes X No ____

If yes, where and at what level ? < 92

Will you permit dancing on the premises? Yes X No ____

Will you permit dancing or entertainment after 1:00AM? Yes ____ No X

Will recorded music be played: Inside X Outside ____ Both ____

What is the distance to the nearest residential dwelling unit both inside and outside the building from where the entertainment will take place? ____

Please describe in detail the type and nature of the business and proposed entertainment: ____

BREWERY TASTING ROOM, LIVE MUSIC, LOCAL BANDS

If new applicant, what is your targeted opening date? : ____

Does the issuance of this license directly or indirectly benefit any City employee? Yes___ No X
If yes, list names of employee(s) and department(s).

Applicant, by signature below, agrees to abide by all laws, orders, ordinances, rules and regulations governing the above license and further agrees that any misstatement of material fact may result in refusal of license or revocation, if one has been granted. Applicant agrees that all taxes and accounts pertaining to the premises will be paid prior to issuance of the license.

It is understood that this and any application(s) shall become public record and the applicant(s) hereby waive(s) any rights to privacy with respect thereto.

I/ We hereby authorize the release of any criminal history record information to the City Clerk's Office or licensing authority. I/ We hereby waive any rights to privacy with respect thereto.

Signature ____ Title GENERAL MANAGER Date 12/19/14

Revised: 7.7.2008

Department of Public Safety Division

Liquor Licensing & Inspection

Promise by any person that he or she can expedite a liquor license through influence should be completely disregarded.
To avoid possible financial loss an applicant, or prospective applicant, should consult with the Division before making any substantial investment in an establishment that now is, or may be, attended by a liquor license.

BUREAU USE ONLY
License No. Assigned:
Class:
Deposit Date:
Amt. Deposited:

PRESENT LICENSE EXPIRES ____________

INDICATE TYPE OF PRIVILEGE: ☐ MALT ☐ SPIRITUOUS ☐ VINOUS

INDICATE TYPE OF LICENSE:

- ☐ RESTAURANT (Class I,II,III,IV)
- ☐ HOTEL-OPTINONAL FOOD (Class I-A)
- ☒ CLASS A LOUNGE (Class X)
- ☐ CLUB (Class V)
- ☐ TAVERN (Class IV)
- ☐ RESTAURANT/LOUNGE (Class XI)
- ☐ HOTEL (Class I,II,III,IV)
- ☐ CLUB-ON PREMISE CATERING (Class I)
- ☐ GOLF CLUB (Class I,II,III,IV)
- ☐ OTHER: ____________

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

1. APPLICANT(S) –(Sole Proprietor, Corporation, Limited Liability Co., etc.) OXBOW BREWING CO **DOB:**	**2. Business Name (D/B/A)** OXBOW BREWING COMPANY
DOB:	49 WASHINGTON AVE
DOB:	**Location (Street Address)** PORTLAND ME 04101
Address 274 JONES WOODS RD	**City/Town** **State** **Zip Code** 274 JONES WOODS RD
NEWCASTLE ME 04553	**Mailing Address** NEWCASTLE ME 04553
City/Town **State** **Zip Code** 207-315-5962	**City/Town** **State** **Zip Code** 207-315-5962
Telephone Number **Fax Number**	**Business Telephone Number** **Fax Number**
Federal I.D. # 27-2971232	**Seller Certificate #**

3. If premises are a hotel, indicate number of rooms available for transient guests: ________
4. State amount of gross income from period of last license: ROOMS $ _______ FOOD $ _______ LIQUOR $_______
5. Is applicant a corporation, limited liability company or limited partnership? YES ☒ NO ☐

complete Supplementary Questionnaire ,If YES

6. Do you permit dancing or entertainment on the licensed premises? YES ☒ NO ☐
7. If manager is to be employed, give name: GREGORY JASGUR
8. If business is NEW or under new ownership, indicate starting date: FEB 14, 2015

   Requested inspection date: ____________ Business hours: ____________
9. Business records are located at: ____________
10. Is/are applicants(s) citizens of the United States? YES ☒ NO ☐

11. Is/are applicant(s) residents of the State of Maine? YES ☒ NO ☐

12. List name, date of birth, and place of birth for all applicants, managers, and bar managers. Give maiden name, if married: Use a separate sheet of paper if necessary.

Name in Full (Print Clearly)	DOB	Place of Birth
TIM ADAMS	01/17/83	BRYN MAWR, PA
GREGORY JASGUR	05/17/82	BRIDGEPORT, CT
GEOFFREY MASLAND	06/24/81	NEW HAMPSHIRE

Residence address on all of the above for previous 5 years (Limit answer to city & state

13. Has/have applicant(s) or manager ever been convicted of any violation of the law, other then minor traffic violations, of any State of the United States? YES ☐ NO ☒

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

14. Will any law enforcement official benefit financially either directly or indirectly in your license, if issued?
Yes ☐ No ☒ If Yes, give name: _____

15. Has/have applicant(s) formerly held a Maine liquor license? YES ☐ NO ☒

16. Does/do applicant(s) own the premises? Yes ☐ No ☒ If No give name and address of owner: JED HARRIS 80 EXCHANGE ST. PORTLAND MAINE

17. Describe in detail the premises to be licensed: (Supplemental Diagram Required) RECTANGULAR SPACE WITH 30' BAR AND 8 PICNIC TABLES POSITIONED IN A SQUARE

18. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services?
YES ☒ NO ☐ Applied for: _____

19. What is the distance from the premises to the **NEAREST** school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel? 1/3 MILE Which of the above is nearest? CHURCH

20. Have you received any assistance financially or otherwise (including any mortgages) from any source other than yourself in the establishment of your business? YES ☒ NO ☐

If YES, give details: LOAN FROM BATH SAVINGS INSTITUTION

The Division of Liquor Licensing & Inspection is hereby authorized to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also such books, records and returns during the year in which any liquor license is in effect.

NOTE: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to $2,000 or both."

Dated at: PORTLAND, ME on 19, 20 14
Town/City, State Date

Please sign in blue ink

Signature of Applicant or Corporate Officer(s)   Signature of Applicant or Corporate Officer(s)

State of Maine
Bureau of Alcoholic Beverages
Division of Liquor Licensing and Enforcement

Supplemental Information Required for Business Entities Who Are Licensees

For Office Use Only:
License #:
Date Filed:

For information required for Questions 1 to 4, this information is on file with the Maine Secretary of State's office and must match their record information. Please clearly complete this form in its entirety.

1. Exact legal name:

   OXBOW BREWING COMPANY LLC

2. Other business name for your entity (DBA), if any:

   OXBOW BREWING COMPANY

3. Date of filing with the Secretary of State: JUNE, 2010

4. State in which you are formed: ME

5. If not a Maine business entity, date on which you were authorized to transact business in the State of Maine: ______

6. List the name and addresses for previous 5 years, birth dates, titles of officers, directors and list the percentage ownership: (attached additional sheets as needed)

Name	Address for Previous 5 years	Date of Birth	Ownership %
TIM ADAMS	38 HOWARD ST PORTLAND 32 WILSON ST PORTLAND	1/17/83	50
GEOFF MASLAND	36 COLUMBIA AVE, BRUNSWICK 274 JONES WOODS RD	6/24/81	50

7. Is any principal person involved with the entity a law enforcement official?

   Yes ☐ No ☒

8. If Yes to Question 7, please provide the name and law enforcement agency:

   Name: ______ Agency: ______

9. Has any principal person involved in the entity ever been convicted of any violation of the law, other than minor traffic violations, in the United States?

Yes [x] No [ ]

10. If Yes to Question 9, please complete the following: (attached additional sheets as needed)

Name: GEOFF MASLAND

Date of Conviction: DEC 2011

Offense: DUI

Location of Conviction: MAINE, BATH

Disposition:

Signature:

Signature of Duly Authorized Person

12/19/14
Date

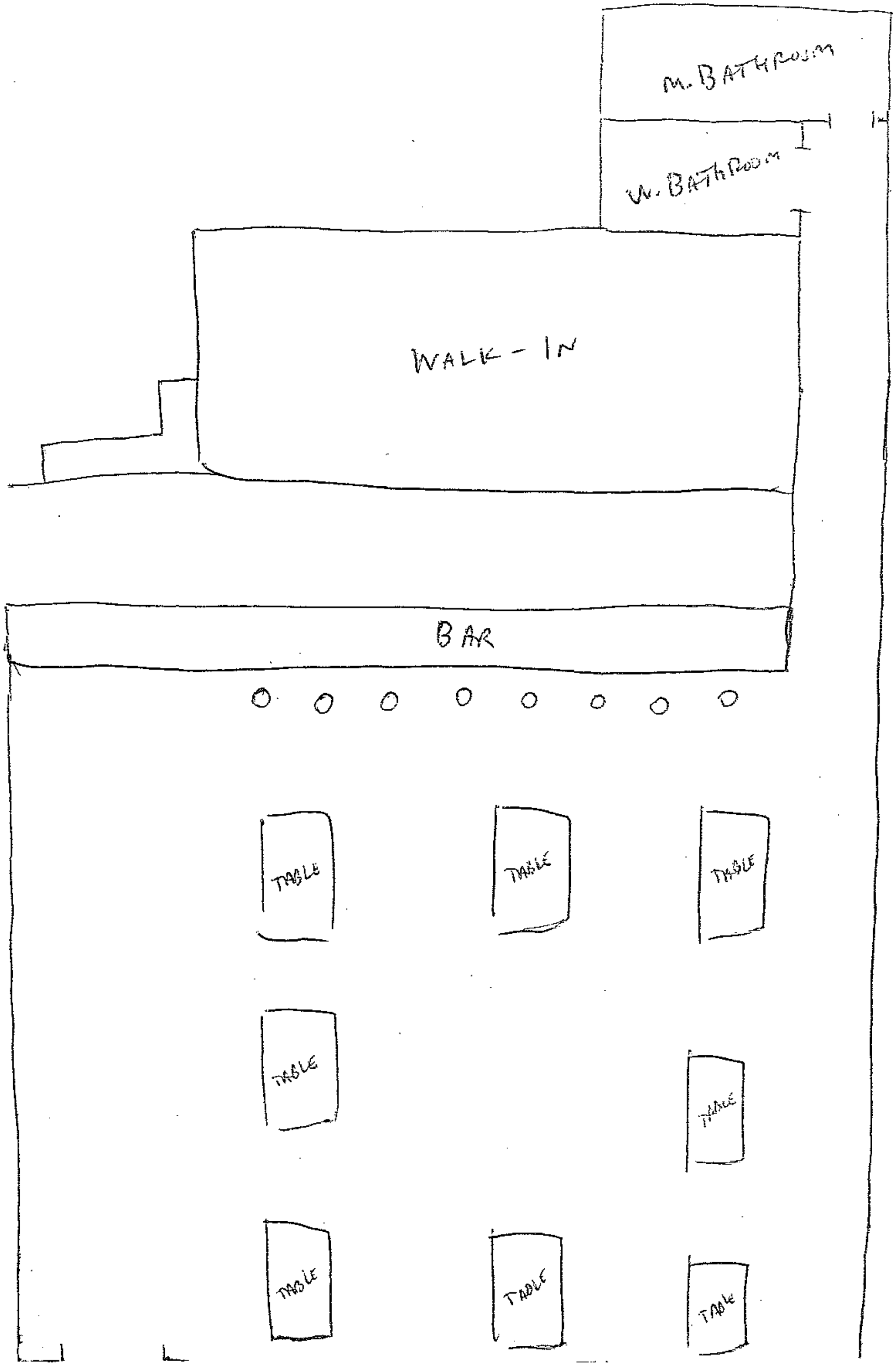
TIMOTHY S. ADAMS
Print Name of Duly Authorized Person

If you have questions regarding the legal name or assumed (DBA) name on file with the Secretary of State's office, please call (207) 624-7752. The SOS can only speak to the information on file with their office, not the filing of this supplemental information – please direct any questions about this form to our office at the number below.

Submit Completed Forms To:

Bureau of Alcoholic Beverages and Lottery Operations
Division of Liquor Licensing and Enforcement
164 State House Station
Augusta, Me 04333-0101
Telephone Inquiries: (207) 624-7220
Fax: (207) 287-3424
Email Inquiries: MaineLiquor@Maine.gov

PREMISE DIAGRAM



Oxbow Brewing Company

49 Washington Ave.

12/19/14

Snacks

All snack $5 & served with rustic bread

Meat
Proscuitto di Parma

Cheese
- Cabot Cave Aged Cloth Bound Cheddar
- Annabella

Olives
Castelvetrano, Cerignola, Liquria, Picholine

Spread
- Spinach & Artichoke
- Sundried Tomato & Smoked Mozzarella

Slaw
Brussel Sprout & Fennel

Business Licensing - Re: Oxbow Brewing Company - 49 Washington Ave.

From: Gary Hutcheson
To: Business Licensing
Date: 12/27/2014 6:29 PM
Subject: Re: Oxbow Brewing Company - 49 Washington Ave.

No issue.

Lt. Gary L Hutcheson
Portland Police Department
109 Middle St
Portland, Maine 04101
(207) 756-8295

>>> Business Licensing 12/23/2014 2:32 PM >>>
Hi Gary,

Here's the SBI for one of the principal officers. Let me know if you have any concerns.

Thanks,
Janice

>>> Business Licensing 12/23/2014 1:32 PM >>>
Hello,

For your approval:

Oxbow Brewing Company d/b/a Oxbow Brewing Company has submitted an application for a Class A Lounge with entertainment and dance for 49 Washington Ave. They wish to go before Council on 1/21/15. They applied for a Food Service Establishment with Prep license a couple of months ago that has not yet been issued.

Contact: Katie Lebel - 315-5962

Their application is attached. Please put feedback into UI.

Thanks,
Janice

MAINE STATE BUREAU OF IDENTIFICATION
45 Commerce Drive, Suite 1 / STATE HOUSE STATION # 42
AUGUSTA, ME 04333
(207) 624-7240 (VOICE) (207) 624-4478 (TDD)

JANICE GARDNER
389 CONGRESS STREET
ROOM 203
PORTLAND, ME 04101

Transaction Response #: MIQ99C368387

Criminal History Record

Introduction

This criminal history record was produced in response to the following request (Produced on 2014-12-23) :

Inquiries Name(s) GREGORY JASGUR (1982-05-17)

NO MATCH WAS FOUND FOR YOUR REQUEST.

MAINE STATE BUREAU OF IDENTIFICATION
45 Commerce Drive, Suite 1 / STATE HOUSE STATION # 42
AUGUSTA, ME 04333
(207) 624-7240 (VOICE) (207) 624-4478 (TDD)

JANICE GARDNER
389 CONGRESS STREET
ROOM 203
PORTLAND, ME 04101

Transaction Response #: MIQ99C368385

Criminal History Record

Introduction

This criminal history record was produced in response to the following request (Produced on 2014-12-23) :

Inquiries Name(s) TIMOTHY ADAMS (1983-01-17)

NO MATCH WAS FOUND FOR YOUR REQUEST.

MAINE STATE BUREAU OF IDENTIFICATION
45 Commerce Drive, Suite 1 / STATE HOUSE STATION # 42
AUGUSTA, ME 04333
(207) 624-7240 (VOICE) (207) 624-4478 (TDD)

JANICE GARDNER
389 CONGRESS STREET
ROOM 203
PORTLAND, ME 04101

Transaction Response #: MIQ99C368384

Criminal History Record

Introduction

This criminal history record was produced in response to the following request (Produced on 2014-12-23) :

Inquiries Name(s) GEOFFRY MASLAND (1981-06-24)

The information in this criminal history record is provided subject to the following caveats:

Important! When a criminal history record and juvenile crime information record check is processed by the State Bureau of Identification using personal identifiers such as name and date of birth, it is possible that the record supplied belongs to another person with the same or essentially similar name and date of birth. Confirmation that convictions relate to person whose record has been requested requires fingerprint comparison. If the information contained in this response will be used to disqualify an applicant for employment, housing, credit, or other benefits or programs, the person making the eligibility determination using this record should provide the applicant with an opportunity to complete or contest the accuracy of the criminal history information in the response. An individual may request amendment or correction of criminal history record information by a criminal justice agency pursuant to 16 M.R.S. section 709.

**THIS RESPONSE IS BEING PRODUCED FOR YOUR REQUEST SENT: 2014-12-23

This record, effective September 1, 2000, contains information relating to persons arrested as fugitives from justice, 15 M.R.S section 201.4 or arrested or charged with Maine crimes.

It does not include former crimes no longer classified as criminal, or Class D and E crimes in Title 12 or Title 29-A, former Title 29, unless the crime is alcohol-related or drug-related 25 M.R.S. section 1541.4-A.A. For information regarding excluded Marine Resources crimes in Title 12, contact the Department of Marine Resources. For information regarding excluded Inland Fisheries and Wildlife crimes in Title 12, contact the Department of Inland Fisheries and Wildlife. For information relating to excluded crimes in Title 29-A former Title 29, contact the Secretary of State, Motor Vehicle Division. A list of former crimes is available from this Bureau.

Identification

Subject Name/or potential Alias Name(s)

MASLAND, GEOFFREY S

Subject Description (date information provided listed in parentheses)

State ID Number
ME0184173

DOC Number
Unknown/NA

Sex
Male

Race
White

Skin Tone
Unknown/NA

Height
510 (2011-12-04)
510

Weight
170 (2011-12-04)
170

Date of Birth
1981-06-24

Hair Color
Brown (2011-12-04)
Brown

Eye Color
Brown (2011-12-04)
Brown

Scars, Marks, and Tattoos
Unknown/NA

Place of Birth
NH

Citizenship
US (2011-12-04)

Residence

Residence as of	2012-02-16
Address	PO BOX 397 NEWCASTLE, ME 04553
Residence as of	2011-12-04
Address	274 JONES WOODS RD NEWCASTLE, ME 04553

Caution Information

Firearms Disqualified C - Cleared

Criminal History

Cycle 001

ATN/Tracking Number	925808A
Earliest Event Date	2011-12-04
Arrest/Charge	(Cycle 001)
Arrest/Charge Date	2011-12-04
Arresting/Charging Agency	SAGADAHOC CO SO BATH; ME0120000
Subject Name(s)	MASLAND, GEOFFREY
Arrest Type	Adult

Charge 1

Charge Number	925808A 001
Charge Tracking Number	925808A
Charge Case Number	11022544
Agency	SAGADAHOC CO SO BATH; ME0120000
Offense Date	2011-12-04
Charge Description	OPERATING UNDER THE INFLUENCE
Statute	29-A MRSA SUBSECTION 2411(1-A)(A)
State Sequence Code	11493
Severity	Misdemeanor

Prosecutor Disposition	(Cycle 001)
Prosecution Date	2012-02-15
Prosecutor Agency	DISTRICT ATTORNEY`S OFFICE ROCKLAND; ME007013A

Charge 1

Charge Number	925808A 001
Charge Tracking Number	925808A
Offense Date	2011-12-04
Charge Description	OPERATING UNDER THE INFLUENCE
Statute	29-A MRSA SUBSECTION 2411(1-A)(A)
State Sequence Code	11493
Severity	Misdemeanor
Prosecutor Action	2012-02-15; ADDED

Court Disposition	(Cycle 001)
Court Case Number	WESDCCR201101450
Court Agency	6TH DISTRICT COURT BATH; ME012025J
Charge 1	
Charge Number	925808A 001
Charge Tracking Number	925808A
Agency	6TH DISTRICT COURT BATH; ME012025J
Offense Date	2011-12-04
Charge Description	OPERATING UNDER THE INFLUENCE
Statute	29-A MRSA SUBSECTION 2411(1-A)(A)
State Sequence Code	11493
Severity	Misdemeanor
Disposition	2012-02-14; GUILTY

Sentencing	(Cycle 001)
Sentencing Agency	6TH DISTRICT COURT BATH; ME012025J
Court Case Number	WESDCCR201101450
Charge Number	925808A 001
Charge Sequence Number	1
Charge Tracking Number	925808A
Sentence	2012-02-14: FINED $500.00 2012-02-14: LICENSE SUSPENSION 90 days

Corrections	No data supplied

Index of Agencies

Agency	6TH DISTRICT COURT BATH; ME012025J
Agency Telephone	207-442-0200
Address	RR 1 BOX 310 BATH, ME 04530

Agency	DISTRICT ATTORNEY`S OFFICE ROCKLAND; ME007013A
Agency Telephone	207-594-0424
Address	62 UNION STREET ROCKLAND, ME 04841

Agency	SAGADAHOC CO SO BATH; ME0120000
Agency Telephone	207-443-8201
Address	752 HIGH STREET BATH, ME 04530

Office of the City Clerk
Katherine L. Jones, CCM, City Clerk

January 6, 2015

Oxbow Brewing Company
49 Washington Ave.
Portland, ME 04101

Re: Oxbow Brewing Company d/b/a Oxbow Brewing Company. Application for a Class A Lounge License with Entertainment and Dance at 49 Washington Ave.

Dear Mr. Adams & Mr. Masland,

This letter shall serve as a reminder of the Public Hearing before the Portland City Council on **Wednesday, January 21st at 7:00 p.m.** for the review of your application for a Class A Lounge License with Entertainment and Dance at 49 Washington St. The meeting will take place in Council Chambers on the 2nd floor of City Hall, 389 Congress Street, Portland, ME 04101.

You or a representative of the business must be present at this meeting in the event that the City Council has questions regarding the license application. If there is no representation and questions arise, the issue could be postponed.

Should you have any questions or concerns, please do not hesitate to contact our office directly at (207) 874-8557 or by email, BL@portlandmaine.gov

Sincerely,

Janice Gardner

Janice Gardner
Business License Administrator
207-874-8557
bl@portlandmaine.gov

Order 135-14/15
Tab 8 1-21-15

MICHAEL F. BRENNAN (MAYOR)
KEVIN J. DONOGHUE (1)
DAVID A. MARSHALL (2)
EDWARD J. SUSLOVIC (3)
JUSTIN COSTA (4)

CITY OF PORTLAND
IN THE CITY COUNCIL

DAVID H. BRENERMAN (5)
JILL C. DUSON (A/L)
JON HINCK (A/L)
NICHOLAS M. MAVODONES (A/L)

ORDER
GRANTING MUNICIPAL OFFICERS'
APPROVAL OF:

Seamusfinn, LLC d/b/a Portland Patisserie. Application for a Class III & IV (Wine & Beer) License for 46 Market St.

Dear Mayor Michael Brennan and Members of the City Council,

We would like to submit an application to open a French Patisserie and Café at 46 Market St. Portland, ME 04101 with a license to server beer and wine. The café will serve classic French pastries along with crepes, sandwiches, salads, and coffee.

We currently hold two other liquor licensees for five fifty-five restaurants and petite Jacqueline. We hope to bring this third location into our group. Please feel free to contact us with any further questions.

Steve and Michelle Corry,
Seamusfinn, LLC
190 State St Portland, Maine 04101
207-553-7044

389 Congress Street
Portland, ME 04101
(207) 874-8557

Application for Food Service Establishment With Alcoholic Beverages

Type of Liquor License Applying for: M 3 W

Please check one: (Corporation/ LLC/ Non-profit org. X) (Sole Proprietor ___) (Partnership ___)

Business Name (d/b/a): Portland Patisserie Phone: 207 321 8052

Location Address: 46 Market St ZIP 04101

If new, what was formerly in this location: ______

Mailing Address: 190 State St ZIP 04101

Contact Person: Liz Keith Phone: 207 321 8052

Manager of Establishment: Liz Keith Home Phone # ______

Owner of Premises (landlord): ~~Will Williams~~ market milk partners, llc

Address of Premises Owner: ~~192 State St~~ 104 grant St ZIP 04101

Does the Issuance of this license directly or indirectly benefit any City employee(s)? Yes ___ No X
If yes, list name(s) of employee(s) and department(s).

______

Have any of the applicants, including the corporation if applicable, ever held a business license with the City of Portland? Yes X No ___. If yes, please list business name(s) and location(s):
Five Fifty Five 555 Congress St & Petite Jacqueline 190 State St

Is any principal officer under the age of 18? ______ Yes X No

Have applicant, partners, associates, or corporate officers ever been *arrested*, *indicted*, or *convicted* for any violation of law? NO If yes, please explain: ______

SOLE PROPRIETOR / PARTNERSHIP INFORMATION: (if corporation, leave blank)

Name of Owner(s): ______ DOB ______ Residence Address ______
Name of Owner(s): ______ DOB ______ Residence Address ______
Name of Owner(s): ______ DOB ______ Residence Address ______

CORPORATE / LLC / NON-PROFIT ORGANIZATION APPLICANTS: (if sole proprietor, leave blank)

Corporation Name: SeamusFinn, LLC

Corporation Mailing Address: 190 State St ZIP 04101

Contact Person: Liz Keith Phone Number: 207 321 8052

PRINCIPAL OFFICERS: (if more space is needed, please attach a separate page)

Name	Title	DOB	Residence Address
Michelle Corry	owner	6/7/73	17 Spurwink Rd
Steve Corry	owner	5/31/69	Scarborough

CITY CLERK

Type of Food Served: pastry, coffee

Please check all that will be served: Beer X Wine X Liquor ____

Percentage of sales – Generated from Food : 90% Generated from Alcohol: 10%

Hours and Days of operation: 6am - 8pm 7 days

Will full-course meals, only capable of consumption with the use of tableware, be served the entire time the establishment is open? Yes X No ____.

If no, please explain ____

Is the establishment less than 300 feet from a school, dormitory, church or parish house, or similar establishment? Yes ____ No X. If yes, give the distance ____.

Will you have entertainment on the premises? Yes ____ No X (If yes, a separate application is required.)

Will you permit dancing on the premises? Yes ____ No X

Will you permit dancing after 1:00am? Yes ____ No X

Will you have outside dining? Yes ____ No X. If yes, please indicate location on diagram.
Also, will the outside dining be on PUBLIC ____ or PRIVATE ____ property?
Have you applied for an Outdoor Dining Permit? Yes ____ No ____

Will you have any amusement devices (pinball, video games, juke box)? Yes ____ No X.

If yes, please list, # of pinball: ____ # of amusements: ____ # of pool tables: ____.

What is your targeted opening date? : 1/1/15

Applicant, by signature below, agrees to abide by all laws, orders, ordinances, rules and regulations governing the above licensee and further agrees that any misstatement of material fact may result in refusal of license or revocation if one has been granted. Applicant agrees that all taxes and accounts pertaining to the premises will be paid prior to issuance of the license.

It is understood that this and any application(s) shall become public record and the applicant(s) hereby waive(s) any rights to privacy with respect thereto.

I/We, hereby authorize the release of any criminal history record information to the City Clerk's Office or licensing authority. I/We, hereby waive any rights to privacy with respect thereto.

Signature [signature] Title manager Date 12/16/14

Revised 7/7/08

BUREAU OF ALCOHOLIC BEVERAGES
DIVISION OF LIQUOR LICENSING & ENFORCEMENT
164 STATE HOUSE STATION
AUGUSTA, ME 04333-0164

Promise by any person that he or she can expedite a liquor license through influence should be completely disregarded.

To avoid possible financial loss an applicant, or prospective applicant, should consult with the Division before making any substantial investment in an establishment that now is, or may be, attended by a liquor license.

DEPARTMENT USE ONLY	
LICENSE NUMBER:	CLASS:
DEPOSIT DATE	
AMT. DEPOSITED:	BY:
CK/MO/CASH:	

PRESENT LICENSE EXPIRES New

INDICATE TYPE OF PRIVILEGE: ☑ MALT ☐ SPIRITUOUS ☑ VINOUS

INDICATE TYPE OF LICENSE:

☑ RESTAURANT (Class I,II,III,IV)	☐ RESTAURANT/LOUNGE (Class XI)
☐ HOTEL-OPTINONAL FOOD (Class I-A)	☐ HOTEL (Class I,II,III,IV)
☐ CLASS A LOUNGE (Class X)	☐ CLUB-ON PREMISE CATERING (Class I)
☐ CLUB (Class V)	☐ GOLF CLUB (Class I,II,III,IV)
☐ TAVERN (Class IV)	☐ OTHER: ______

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

1. APPLICANT(S) –(Sole Proprietor, Corporation, Limited Liability Co., etc.)	2. Business Name (D/B/A)
Seamus & Finn, LLC DOB:	Portland Patisserie
DOB:	
DOB:	Location (Street Address) 46 Market St
Address 190 State St	City/Town Portland State ME Zip Code 04101
Portland ME 04101	Mailing Address 190 State St
City/Town ~~Port~~ State Zip Code	City/Town Portland State Me Zip Code 04101
Telephone Number 2075537044 Fax Number	Business Telephone Number 207 553 7044 Fax Number
Federal I.D. #	Seller Certificate #

3. If premises is a hotel, indicate number of rooms available for transient guests: ______
4. State amount of gross income from period of last license: ROOMS $ ______ FOOD $ ______ LIQUOR $______
5. Is applicant a corporation, limited liability company or limited partnership? YES ☒ NO ☐

If YES, complete Supplementary Questionnaire

6. Do you permit dancing or entertainment on the licensed premises? YES ☐ NO ☒
7. If manager is to be employed, give name: Liz Keith
8. If business is NEW or under new ownership, indicate starting date: 2/1/15

Requested inspection date: asap Business hours: 7am–8pm

10. Is/are applicants(s) citizens of the United States? YES X NO ☐

11. Is/are applicant(s) residents of the State of Maine? YES X NO ☐

12. List name, date of birth, and place of birth for all applicants, managers, and bar managers. Give maiden name, if married: Use a separate sheet of paper if necessary.

Name in Full (Print Clearly)	DOB	Place of Birth
Michelle Corry	2/7/73	PA
Steven Corry	5/31/69	MA
Liz Keith (Koenigsberg)	11/30/80	Maine

Residence address on all of the above for previous 5 years (Limit answer to city & state
Steve & Michelle Corry Scarborough, ME
Liz Keith Portland, ME

13. Has/have applicant(s) or manager ever been convicted of any violation of the law, other then minor traffic violations, of any State of the United States? YES ☐ NO X

Name: ______________________ Date of Conviction: ______________________

Offense: ______________________ Location: ______________________

Disposition: ______________________

14. Will any law enforcement official benefit financially either directly or indirectly in your license, if issued?
Yes ☐ No X If **Yes**, give name: ______________________

15. Has/have applicant(s) formerly held a Maine liquor license? YES X NO ☐

16. Does/do applicant(s) own the premises? Yes ☐ No X If **No** give name and address of owner: ______________________

17. Describe in detail the premises to be licensed: (Supplemental Diagram Required) Bakery and cafe serving breakfast, lunch and dinner

18. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services?
YES ☐ NO X Applied for: ______________________

19. What is the distance from the premises to the **NEAREST** school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel? NA Which of the above is nearest? ______________________

20. Have you received any assistance financially or otherwise (including any mortgages) from any source other than yourself in the establishment of your business? YES ☐ NO X

If YES, give details: ______________________

The Division of Liquor Licensing & Inspection is hereby authorized to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also such books, records and returns during the year in which any liquor license is in effect.

NOTE: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to $2,000 or both."

Dated at: Portland, ME on Dec 16, 20 14
Town/City, State Date

Please sign in blue ink

E Keith
Signature of Applicant or Corporate Officer(s)

M Corry
Signature of Applicant or Corporate Officer(s)

E Keith
Print Name

Michelle Corry
Print Name

State of Maine
Bureau of Alcoholic Beverages
Division of Liquor Licensing and Enforcement

For Office Use Only:

License #: ______________

Date Filed: ______________

Supplemental Information Required for Business Entities Who Are Licensees

For information required for Questions 1 to 4, this information is on file with the Maine Secretary of State's office and must match their record information. Please clearly complete this form in its entirety.

1. Exact legal name:

Seamusfinn, LLC

2. Other business name for your entity (DBA), if any:

Portland Patisserie

3. Date of filing with the Secretary of State: 11/2014

4. State in which you are formed: Maine

5. If not a Maine business entity, date on which you were authorized to transact business in the State of Maine: ______________

6. List the name and addresses for previous 5 years, birth dates, titles of officers, directors and list the percentage ownership: (attached additional sheets as needed)

Name	Address for Previous 5 years	Date of Birth	Ownership %
Michelle Corry	Spurwink Rd Scarborough, ME	2/7/73	50%
Steven Corry	Spurwink Rd Scarborough, ME	5/31/69	50%

7. Is any principal person involved with the entity a law enforcement official?

Yes ☐ No ☒

8. If Yes to Question 7, please provide the name and law enforcement agency:

Name: ______________ Agency: ______________

9. Has any principal person involved in the entity ever been convicted of any violation of the law, other than minor traffic violations, in the United States?

Yes ☐ No ☒

10. If Yes to Question 9, please complete the following: (attached additional sheets as needed)

Name: ______________________

Date of Conviction: ______________

Offense: ______________________

Location of Conviction: ______________________

Disposition: ______________________

____

Signature:

M Corry
Signature of Duly Authorized Person

12·11·14
Date

Michelle Corry
Print Name of Duly Authorized Person

If you have questions regarding the legal name or assumed (DBA) name on file with the Secretary of State's office, please call (207) 624-7752. The SOS can only speak to the information on file with their office, not the filing of this supplemental information – please direct any questions about this form to our office at the number below.

Submit Completed Forms To:

Bureau of Alcoholic Beverages and Lottery Operations
Division of Liquor Licensing and Enforcement
164 State House Station
Augusta, Me 04333-0101
Telephone Inquiries: (207) 624-7220
Fax: (207) 287-3424
Email Inquiries: MaineLiquor@Maine.gov

PROJECT DIRECTORY

TENANT SEAMUS FINN LLC
175 Spurwink Road.
Scarborough, Maine 04074
P: 207.761.0555
Email: smcorry@msn.com

GENERAL CONTRACTOR [illegible]

ARCHITECT MARK MUELLER ARCHITECTS [illegible]

GENERAL NOTES

[illegible]

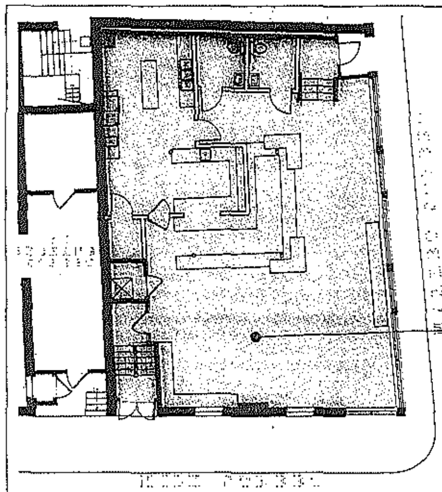
PROJECT NOTES

[illegible]

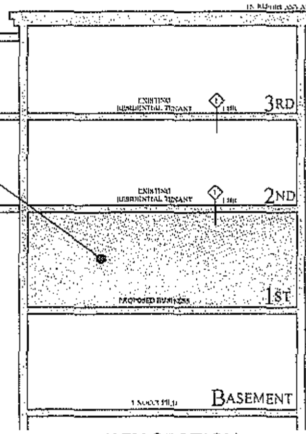
DEMOLITION NOTES

[illegible]

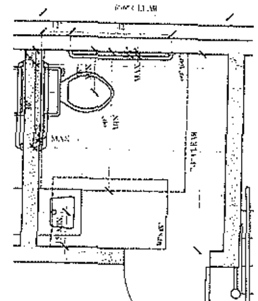
WALL LEGEND
EXISTING WALLS
NEW WALLS



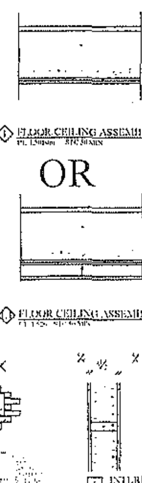
KEY PLAN
1/8" - 1'-0"



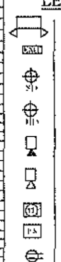
KEY SECTION
N. T. S.



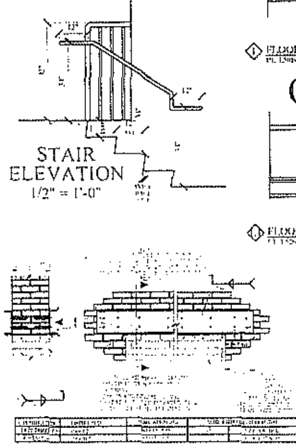
ENLARGED BATH PLAN
1/2" = 1'-0"



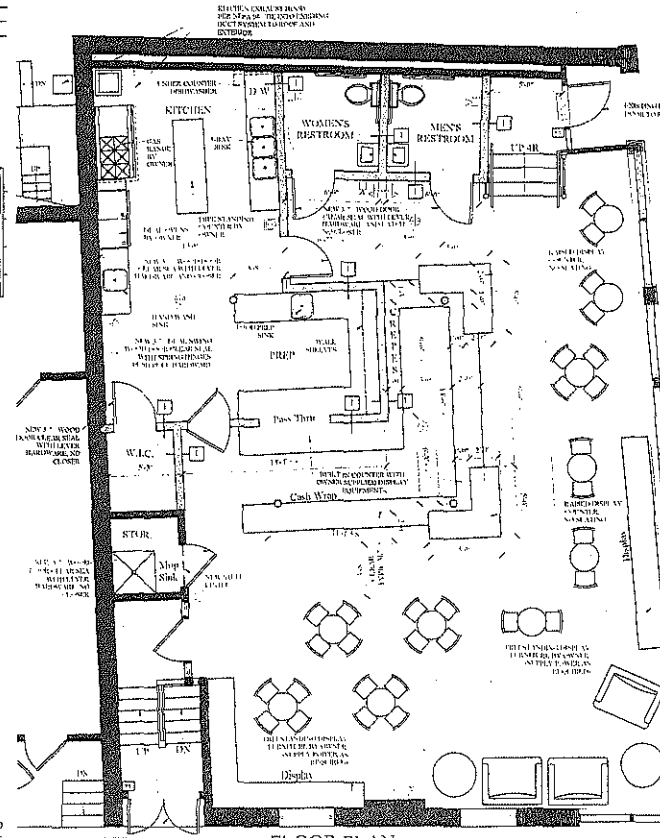
LIFE SAFETY LEGEND:



STAIR ELEVATION
1/2" = 1'-0"



NEW LINTEL INSTALLATION IN EXISTING BRICK



FLOOR PLAN
1/4" = 1'-0"

MARK MUELLER ARCHITECTS A.I.A.

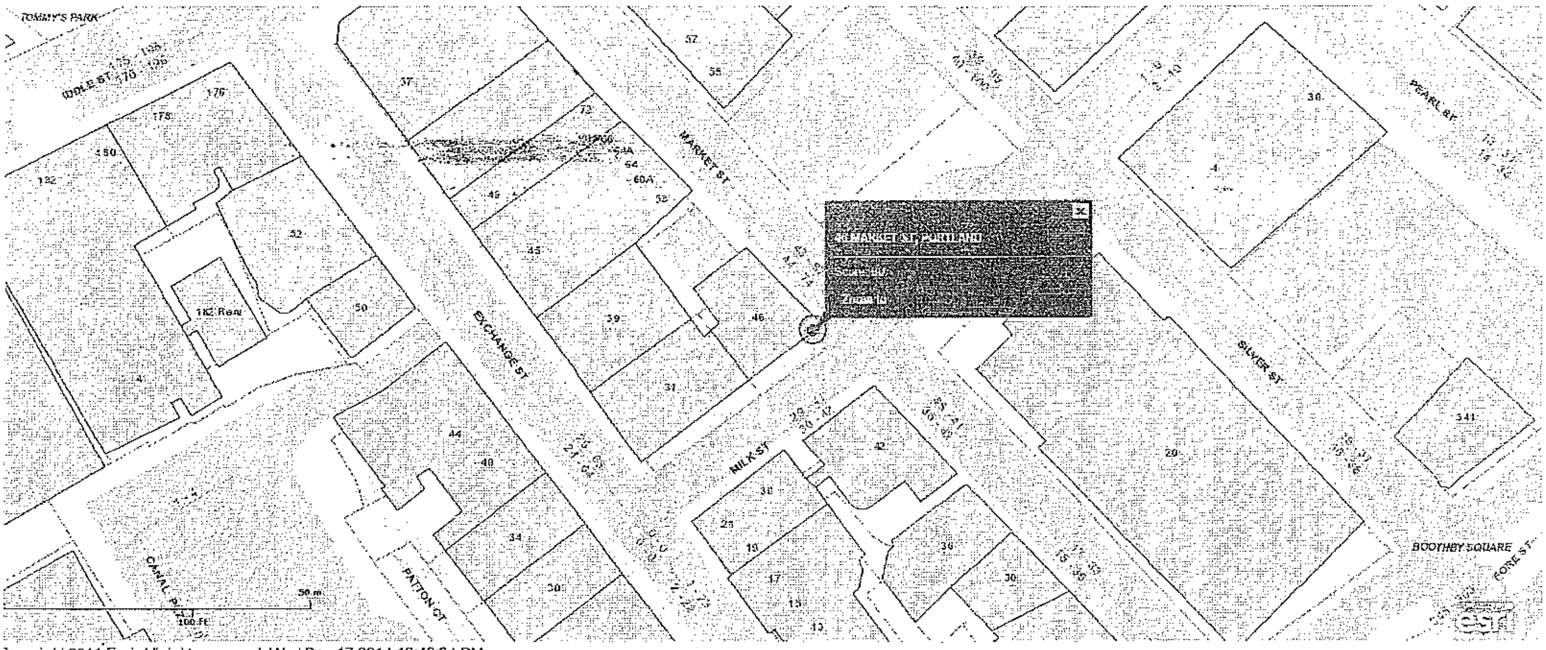
INTERIOR TENANT FIT-UP FOR:
PATISSERIE
46 MARKET STREET
PORTLAND, MAINE

PROPOSED PLANS

A.1

Portland Patisserie

46 Market St.



Patisserie X

46 Market Street, Portland, Maine

Menu:

Breakfast:

Croissant

Ham and gruyere croissant

Pain du sucre

Daily Quiche

Assorted fruit tarts

Pain au chocolate

Danishes

Breakfast crepes

Specialty coffees

Lunch/Dinner

egg, ham, and cheese crepe

mushroom and gruyere crepe

"lobster roll" crepe

Avocado and shrimp crepe

Daily crepe preparations

Pate baguette sandwich

Vegetarian Sandwich option

Saucisson baguette sandwhich

Croque Madame

Salad Nicoise

Lobster Salad

Simple Green Salad

Daily Quiche

Vegetarian Quiche

Other:

Bagged/boxed candies:

Almond Rocher

Coconut Rocher

Macorons

Various cookies

Gluten free cookies

Truffles

Seasonal treats

Plated Desserts(served all day):

Almond horns

Palmier

Éclair

Chouquette

Frais meringue Tart

Lemon meringue

Crème brulee

Cakes:

(May be pre-ordered for weddings and special occasions)

Mixed berry

Chocolate Mousse

Opera

Flourless

Carrot

Tarts:

Almondine

Chocolate Raspberry

Baked Fruit

Chiboust

Bordalou

Pre-made Selections for Take out/Market:

Baguette sandwiches

Cous Cous salad

Simple Green Salad

Assorted French Cheeses

Pates and Chacuterie

Condiments

Breads:

Baguette

Wheat Baguette

Foccacia

Boule

Business Licensing - PORTLAND PATISSERIE - PENDING Business License Approval

From: Gary Hutcheson
To: Business Licensing
Date: 12/18/2014 10:26 AM
Subject: PORTLAND PATISSERIE - PENDING Business License Approval

PORTLAND PATISSERIE - PENDING is Approved for their Business License Inspection by the Police Dept.

Date: 12/18/2014

Zone:
Comments: Approved.

Lt. Gary L Hutcheson
Portland Police Department
109 Middle St
Portland, Maine 04101
(207) 756-8295

MAINE STATE BUREAU OF IDENTIFICATION
45 Commerce Drive, Suite 1 / STATE HOUSE STATION # 42
AUGUSTA, ME 04333
(207) 624-7240 (VOICE) (207) 624-4478 (TDD)

JANICE GARDNER
389 CONGRESS STREET
ROOM 203
PORTLAND, ME 04101

Transaction Response #: MIQ99C363091

Criminal History Record

Introduction

This criminal history record was produced in response to the following request (Produced on 2014-12-17) :

Inquiries Name(s) ELIZABETH KOENIGSBERG (1980-11-30)

NO MATCH WAS FOUND FOR YOUR REQUEST.

MAINE STATE BUREAU OF IDENTIFICATION
45 Commerce Drive, Suite 1 / STATE HOUSE STATION # 42
AUGUSTA, ME 04333
(207) 624-7240 (VOICE) (207) 624-4478 (TDD)

JANICE GARDNER
389 CONGRESS STREET
ROOM 203
PORTLAND, ME 04101

Transaction Response #: MIQ99C363097

Criminal History Record

Introduction

This criminal history record was produced in response to the following request (Produced on 2014-12-17) :

Inquiries Name(s) ELIZABETH KEITH (1980-11-30)

NO MATCH WAS FOUND FOR YOUR REQUEST.

MAINE STATE BUREAU OF IDENTIFICATION
45 Commerce Drive, Suite 1 / STATE HOUSE STATION # 42
AUGUSTA, ME 04333
(207) 624-7240 (VOICE) (207) 624-4478 (TDD)

JANICE GARDNER
389 CONGRESS STREET
ROOM 203
PORTLAND, ME 04101

Transaction Response #: MIQ99C363096

Criminal History Record

Introduction

This criminal history record was produced in response to the following request (Produced on 2014-12-17) :

Inquiries Name(s) STEVEN CORRY (1969-03-31)

NO MATCH WAS FOUND FOR YOUR REQUEST.

MAINE STATE BUREAU OF IDENTIFICATION
45 Commerce Drive, Suite 1 / STATE HOUSE STATION # 42
AUGUSTA, ME 04333
(207) 624-7240 (VOICE) (207) 624-4478 (TDD)

JANICE GARDNER
389 CONGRESS STREET
ROOM 203
PORTLAND, ME 04101

Transaction Response #: MIQ99C363098

Criminal History Record

Introduction

This criminal history record was produced in response to the following request (Produced on 2014-12-17) :

Inquiries Name(s) MICHELLE CORRY (1973-02-07)

NO MATCH WAS FOUND FOR YOUR REQUEST.

Portland, Maine | Yes. Life's good here.

Office of the City Clerk
Katherine L. Jones, CCM, City Clerk

January 6, 2015

Petite Jacqueline
Attn: Liz Keith
190 State St.
Portland, ME 04101

Re: Seamusfinn, LLC d/b/a Portland Patisserie. Application for a Class III & IV (Wine & Beer) License for 46 Market St.

Dear Ms. Keith,

This letter shall serve as a reminder of the Public Hearing before the Portland City Council on **Wednesday, January 21st at 7:00 p.m.** for the review of your application for a Class III & IV (Wine & Beer) License for 46 Market St. The meeting will take place in Council Chambers on the 2nd floor of City Hall, 389 Congress Street, Portland, ME 04101.

You or a representative of the business must be present at this meeting in the event that the City Council has questions regarding the license application. If there is no representation and questions arise, the issue could be postponed.

Should you have any questions or concerns, please do not hesitate to contact our office directly at (207) 874-8557 or by email, BL@portlandmaine.gov

Sincerely,

Janice Gardner

Janice Gardner
Business License Administrator
207-874-8557
bl@portlandmaine.gov

Order 136-14/15
Tab 9 1-21-15

MICHAEL F. BRENNAN (MAYOR)
KEVIN J. DONOGHUE (1)
DAVID A. MARSHALL (2)
EDWARD J. SUSLOVIC (3)
JUSTIN COSTA (4)

CITY OF PORTLAND
IN THE CITY COUNCIL

DAVID H. BRENERMAN (5)
JILL C. DUSON (A/L)
JON HINCK (A/L)
NICHOLAS M. MAVODONES (A/L)

ORDER
GRANTING MUNICIPAL OFFICERS'
APPROVAL OF:

Casa Fiesta Forest LLC d/b/a Casa Fiesta Bar and Grill. Application to add corporate officer to Class XI FSE Restaurant/Lounge License with Entertainment without Dance and Outdoor Dining on Private Property at 865 Forest Ave.

BUREAU OF ALCOHOLIC BEVERAGES
DIVISION OF LIQUOR LICENSING & ENFORCEMENT
164 STATE HOUSE STATION
AUGUSTA, ME 04333-0164

> Promise by any person that he or she can expedite a liquor license through influence should be completely disregarded.
> To avoid possible financial loss an applicant, or prospective applicant, should consult with the Division before making any substantial investment in an establishment that now is, or may be, attended by a liquor license.

DEPARTMENT USE ONLY	
LICENSE NUMBER: 9571	CLASS: XI
DEPOSIT DATE	
AMT. DEPOSITED:	BY:
CK/MO/CASH:	

PRESENT LICENSE EXPIRES 1/12/14

INDICATE TYPE OF PRIVILEGE: ☐ MALT ☐ SPIRITUOUS ☐ VINOUS

INDICATE TYPE OF LICENSE:

☐ RESTAURANT (Class I,II,III,IV)	X RESTAURANT/LOUNGE (Class XI)
☐ HOTEL-OPTINONAL FOOD (Class I-A)	☐ HOTEL (Class I,II,III,IV)
☐ CLASS A LOUNGE (Class X)	☐ CLUB-ON PREMISE CATERING (Class I)
☐ CLUB (Class V)	☐ GOLF CLUB (Class I,II,III,IV)
☐ TAVERN (Class IV)	☐ OTHER: ____________

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

1. APPLICANT(S) –(Sole Proprietor, Corporation, Limited Liability Co., etc.) CASA FIESTA FOREST LLC DOB:	2. Business Name (D/B/A) ~~CASA FIESTA FOREST LLC~~
DOB:	CASA FIESTA BAR & GRILL
DOB:	Location (Street Address) 865 Forest AVE
Address 921 MARKET ST	City/Town Portland State ME Zip Code 04103
	Mailing Address 865 Forest AVE
City/Town CAMP HILL State PA Zip Code 17011	City/Town PortlanD State ME Zip Code 04103
Telephone Number 717-724-7600 Fax Number 717-909-0651	Business Telephone Number – 207 747 5068 Fax Number 207-7475069
Federal I.D. # 46-3024687	Seller Certificate #

3. If premises is a hotel, indicate number of rooms available for transient guests: N/A

4. State amount of gross income from period of last license: ROOMS $ N/A FOOD $259,582.67 LIQUOR $131,658.17

5. Is applicant a corporation, limited liability company or limited partnership? YES X NO ☐

If YES, complete Supplementary Questionnaire

6. Do you permit dancing or entertainment on the licensed premises? YES X NO ☐

7. If manager is to be employed, give name: JESUS AYALA

8. If business is NEW or under new ownership, indicate starting date: ____________

Requested inspection date: ____________ Business hours: ____________

9. Business records are located at: 865 Forest AVE Portland ME 04103

10. Is/are applicants(s) citizens of the United States? YES X NO ☐

11. Is/are applicant(s) residents of the State of Maine? YES X NO ☐

12. List name, date of birth, and place of birth for all applicants, managers, and bar managers. Give maiden name, if married: Use a separate sheet of paper if necessary.

Name in Full (Print Clearly)	DOB	Place of Birth
JESUS AYALA	10-31-80	MEXICO
LORENA HILTON	2/2/87	COLOMBIA

Residence address on all of the above for previous 5 years (Limit answer to city & state

52 Ferry Rd SACO ME 04072

455 New Dam Rd North Waterboro, ME 04061

13. Has/have applicant(s) or manager ever been convicted of any violation of the law, other then minor traffic violations, of any State of the United States? YES ☐ NO X

Name: ______ Date of Conviction: ______

Offense: ______ Location: ______

Disposition: ______

14. Will any law enforcement official benefit financially either directly or indirectly in your license, if issued? Yes ☐ No X If Yes, give name: ______

15. Has/have applicant(s) formerly held a Maine liquor license? YES X NO ☐

16. Does/do applicant(s) own the premises? Yes X No ☐ If No give name and address of owner: ______

17. Describe in detail the premises to be licensed: (Supplemental Diagram Required) ______

18. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services? YES X NO ☐ Applied for: ______

19. What is the distance from the premises to the **NEAREST** school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel? 0.8 M. Which of the above is nearest? School

20. Have you received any assistance financially or otherwise (including any mortgages) from any source other than yourself in the establishment of your business? YES ☐ NO X

If YES, give details: ______

The Division of Liquor Licensing & Inspection is hereby authorized to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also such books, records and returns during the year in which any liquor license is in effect.

NOTE: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to $2,000 or both."

Dated at: Portland ME on 01/8/15, 20 ____

Town/City, State — Date

Please sign in blue ink

[signature] — Signature of Applicant or Corporate Officer(s)

[signature] — Signature of Applicant or Corporate Officer(s)

JESUS AYALA, Secretary — Print Name

VIDAL O. BRAVO, PRES — Print Name

State of Maine
Bureau of Alcoholic Beverages
Division of Liquor Licensing and Enforcement

For Office Use Only:
License #:
Date Filed:

Supplemental Information Required for Business Entities Who Are Licensees

For information required for Questions 1 to 4, this information is on file with the Maine Secretary of State's office and must match their record information. Please clearly complete this form in its entirety.

1. Exact legal name:
CASA FIESTA BAR & GRILL

2. Other business name for your entity (DBA), if any:
CASA FOREST LLC.

3. Date of filing with the Secretary of State: 6/12/13

4. State in which you are formed: PENNSYLVANIA

5. If not a Maine business entity, date on which you were authorized to transact business in the State of Maine: ______________________

6. List the name and addresses for previous 5 years, birth dates, titles of officers, directors and list the percentage ownership: (attached additional sheets as needed)

Name	Address for Previous 5 years	Date of Birth	Ownership %
Vidal O Bravo	CAMP HILL, PA	04/01/60	40%.
MONICA A. Trejo	MECHANICSBURG, PA	04/11/68	40%.
JESUS AYALA	SACO ME	10/31/80	20%.

7. Is any principal person involved with the entity a law enforcement official?

Yes ☐ No ☒

8. If Yes to Question 7, please provide the name and law enforcement agency:

Name: ______________________ Agency: ______________________

9. Has any principal person involved in the entity ever been convicted of any violation of the law, other than minor traffic violations, in the United States?

Yes ☐ No ☒

10. If Yes to Question 9, please complete the following: (attached additional sheets as needed)

Name: ____________________

Date of Conviction: __________

Offense: ____________________

Location of Conviction: ____________________

Disposition: ____________________

____

Signature:

____
Signature of Duly Authorized Person

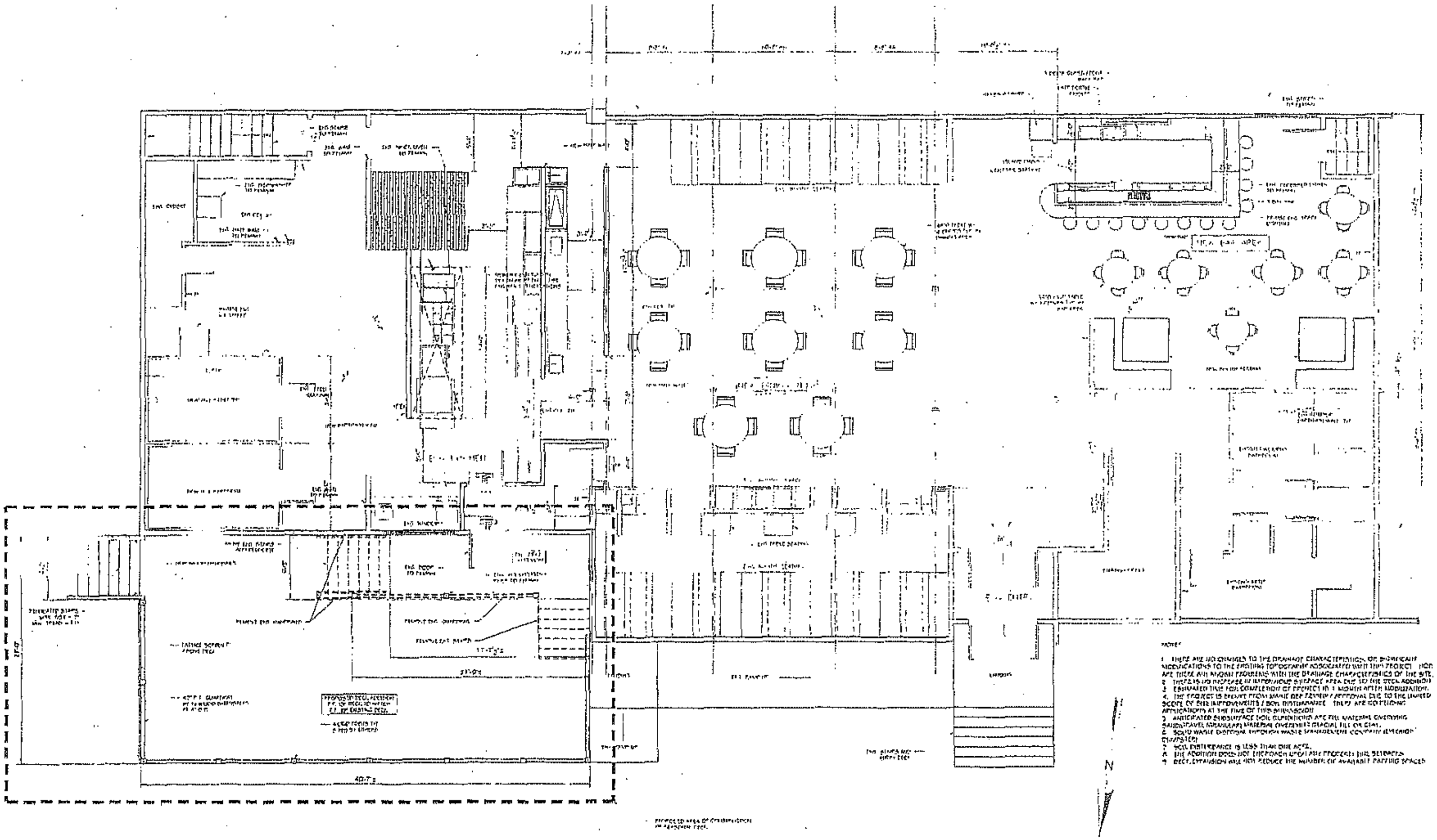
11/9/14
Date

Jesus AYALA
Print Name of Duly Authorized Person

If you have questions regarding the legal name or assumed (DBA) name on file with the Secretary of State's office, please call (207) 624-7752. The SOS can only speak to the information on file with their office, not the filing of this supplemental information – please direct any questions about this form to our office at the number below.

Submit Completed Forms To:

Bureau of Alcoholic Beverages and Lottery Operations
Division of Liquor Licensing and Enforcement
164 State House Station
Augusta, Me 04333-0101
Telephone Inquiries: (207) 624-7220
Fax: (207) 287-3424
Email Inquiries: MaineLiquor@Maine.gov



NOTES

1. THERE ARE NO CHANGES TO THE DRAINAGE CHARACTERISTICS, OR SIGNIFICANT MODIFICATIONS TO THE EXISTING TOPOGRAPHY ASSOCIATED WITH THIS PROJECT. NOR ARE THERE ANY KNOWN PROBLEMS WITH THE DRAINAGE CHARACTERISTICS OF THE SITE.
2. THERE IS NO INCREASE IN IMPERVIOUS SURFACE AREA DUE TO THE DECK ADDITION.
3. ESTIMATED TIME FOR COMPLETION OF PROJECT IS 1 MONTH AFTER MOBILIZATION.
4. THE PROJECT IS EXEMPT FROM MAINE DEP REVIEW / APPROVAL DUE TO THE LIMITED SCOPE OF THE IMPROVEMENTS / SOIL DISTURBANCE. THERE ARE NO PENDING APPLICATIONS AT THE TIME OF THIS SUBMISSION.
5. ANTICIPATED SUBSURFACE SOIL CONDITIONS ARE FILL MATERIAL OVERLYING SAND/GRAVEL GRANULAR MATERIAL OVERLYING GLACIAL TILL OR CLAY.
6. SOLID WASTE DISPOSAL THROUGH WASTE MANAGEMENT COMPANY (EXISTING DUMPSTER).
7. SOIL DISTURBANCE IS LESS THAN ONE ACRE.
8. THE ADDITION DOES NOT ENCROACH UPON ANY PROPERTY LINE SETBACKS.
9. DECK EXTENSION WILL NOT REDUCE THE NUMBER OF AVAILABLE PARKING SPACES.

ASSOCIATED DESIGN PARTNERS INC.
50 Longview Road
Falmouth, Maine 04105
Office: (207) 878-1751
Fax: (207) 878-1752
E-Mail: adp@adpengineering.com

PROJECT: 865 FOREST AVE.
PORTLAND, MAINE

SHEET: PROPOSED SEASONAL DECK ADDITION
ISSUED FOR PERMITTING

REVISIONS			
No.	BY	DESCRIPTION	DATE
1			
2			
3			
4			

DATE: 04-07-08
SCALE: 1/4" = 1'-0"
DESIGN BY: ASW
DRAWN BY: RSO
FILE: 07067-A101.DWG
PROJECT NUMBER
07067
SHEET No.
A101

MAINE STATE BUREAU OF IDENTIFICATION
45 Commerce Drive, Suite 1 / STATE HOUSE STATION # 42
AUGUSTA, ME 04333
(207) 624-7240 (VOICE) (207) 624-4478 (TDD)

JANICE GARDNER
389 CONGRESS STREET
ROOM 203
PORTLAND, ME 04101

Transaction Response #: MIQ99C379224

Criminal History Record

Introduction

This criminal history record was produced in response to the following request (Produced on 2015-01-09) :

Inquiries Name(s) MONICA A TREJO (1968-04-11)

NO MATCH WAS FOUND FOR YOUR REQUEST.

Business Licensing - CASA FIESTA BAR AND GRILL Business License Approval

From: Gary Hutcheson
To: Business Licensing
Date: 1/11/2015 2:49 PM
Subject: CASA FIESTA BAR AND GRILL Business License Approval

CASA FIESTA BAR AND GRILL is Approved for their Business License Inspection by the Police Dept.

Date: 1/11/2015

Zone:
Comments: Change of ownership for liquor license.

Lt. Gary L Hutcheson
Portland Police Department
109 Middle St
Portland, Maine 04101
(207) 756-8295

Office of the City Clerk
Katherine L. Jones, CCM, City Clerk

January 12, 2015

Casa Fiesta Bar & Grill
Attn: Jesus Ayala
865 Forest Ave.
Portland, ME 04103

Re: Casa Fiesta Forest LLC d/b/a Casa Fiesta Bar and Grill. Application to add corporate officer to Class XI FSE Restaurant/Lounge License with Entertainment without Dance and Outdoor Dining on Private Property at 865 Forest Ave.

Dear Mr. Ayala,

This letter shall serve as a reminder of the Public Hearing before the Portland City Council on **Wednesday, January 21st at 7:00 p.m.** for the review of your application for to add a new corporate officer to Casa Fiesta Bar & Grill's Class XI License for 865 Forest Ave. The meeting will take place in Council Chambers on the 2nd floor of City Hall, 389 Congress Street, Portland, ME 04101.

You or a representative of the business must be present at this meeting in the event that the City Council has questions regarding the license application. If there is no representation and questions arise, the issue could be postponed.

Should you have any questions or concerns, please do not hesitate to contact our office directly at (207) 874-8557 or by email, BL@portlandmaine.gov

Sincerely,

Janice Gardner
Business License Administrator
207-874-8557
bl@portlandmaine.gov

Com 10-14/15
Tab 10 1-21-15

City of Portland, Maine
City Council Agenda Request Form

TO: Sonia Bean, Senior Administrative Assistant
Acting City Manager Sheila Hill-Christian
Corporation Counsel Danielle West-Chuhta

FROM: **Mayor Michael Brennan and Councilor Kevin Donoghue**

DATE: **1/7/2015**

1) Council meeting at which action is requested:

1st reading: n/a
Final action: As a Communication, no action is required.

2) Can action be taken at a later date: X YES ______ NO
If not, why not:

3) This item is sponsored by: Mayor Michael Brennan and Councilor Kevin Donoghue
(If the item is sponsored by a Council Committee include the date the committee met and the outcome of the vote.)

If a memorandum addresses the following issues you may attach and reference the memorandum but please highlight it so staff can easily answer I-V.

I. SUMMARY OF ISSUE

The Reed School Re-Use Task Force was created by a communication to the City Council at its September 15, 2014 meeting, and is tasked with considering the Reed School property's potential for re-use.

This communication advises the City Council that Councilor David H. Brenerman has been appointed to the Task Force as Co-Chair. Former Councilor John Coyne was previously appointed to the Task Force and will continue to serve as Co-Chair with Councilor Brenerman.

II. REASON FOR SUBMISSION (What issue/problem will this address?)

To appoint a City Councilor to the Reed School Re-Use Task Force.

III. INTENDED RESULT (How does it resolve the issue/problem?)

The Reed School, on approximately 2.5 acres on Homestead Avenue in the Riverton neighborhood, was originally a school and more recently the central kitchen for the Portland Public Schools. It currently is used for limited storage but is mostly vacant

With the new appointment, the task force will be as follows:

- David H. Brenerman, District 5 Councilor, Co-Chair
- John Coyne, Co-Chair
- HCDC Committee Liaison Designee
- Portland Planning Board Designee
- Riverton Community Association Designees (2)
- Portland Trails Designee
- Workforce Housing Designee
- Portland Society for Architecture Designee
- Greater Portland Landmarks Designee
- GPCOG Designee
- Denise Harlow, State Representative, District #116
- Riverton Elementary PTO Designee
- Parks Commission Designee
- Elise Scala

As a Communication this item requires no public comment or formal Council action.

IV. FINANCIAL IMPACT

There is no financial impact to this appointment.

V. STAFF ANALYSIS & RECOMMENDATION

n/a

Attachments: none

Order 124-14/15
~~Tab 14 1-5-15~~
Tab 11 1-21-15

MICHAEL F. BRENNAN (MAYOR)
KEVIN J. DONOGHUE (1)
DAVID A. MARSHALL (2)
EDWARD J. SUSLOVIC (3)
JUSTIN COSTA (4)

CITY OF PORTLAND
IN THE CITY COUNCIL

DAVID H. BRENERMAN (5)
JILL C. DUSON (A/L)
JON HINCK (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

ORDER APPROVING THE COLLECTIVE BARGAINING AGREEMENT WITH THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME) LOCAL 481-07 SUPERVISORS

ORDERED, that the attached Collective Bargaining Agreement with the American Federation of State, County and Municipal Employees (AFSCME) Local 481-07 Supervisors for July 7, 2013 through July 4, 2016, is hereby approved.

CITY OF PORTLAND
MEMORANDUM

To: Mayor Michael Brennan and Members of the City Council

From: Thomas Caiazzo, Labor Relations Manager TAC

Date: January 6, 2015

RE: Order/Second Reading of AFSCME Local 481-07 Supervisors

City staff has reached a tentative three (3) year agreement with AFSCME Supervisors representing approximately 39 supervisors and foremen. The tentative agreement is within guidance received from Council on December 15, 2014.

The parties have tentatively agreed to a three (3) year contract with general wage increases of 1% effective July 7, 2013, 1% effective July 6, 2014, 1% effective January 4, 2015 and 3% effective July 5, 2015. The parties have also agreed to upgrade several Supervisor positions as well as increases to stipends and differentials. Furthermore, in consideration of the above, the union has tentatively agreed to the City's proposed Health Plan changes as well as changes to the pension language.

The Union is expected to ratify the tentative agreement and the Administration recommends your support for the agreement.

The contract term is July 7, 2013 through July 4, 2016. The total direct costs of the general wage increases are $143,000.00; however, $81,000.00 has been appropriated and accounted for through the FY 14 and FY 15 budget approval process.

All other provisions of the contract remain intact for the term of the agreement.

This order was first read at the January 5, 2015 Council meeting.

Cc: Sheila Hill-Christian – Acting City Manager
Danielle West-Chuhta – Corporate Counsel
Jennifer Thompson– Associate Corporate Counsel
Mike Bobinsky – Public Services Director
Paul Bradbury – Airport Director
Anita LaChance – Director of Recreation & Facilities Management
Janice Kimball – Acting Human Resources Director
Suzanne Knight – Acting Finance Director
Carlene Kessler – Principal Admin Officer
Jennifer Lodge, Asst. Budget Director
Lori Schools, Financial Specialist

AFSCME Supervisors-Tentative Agreement

ITEM	BASE COST	YEAR 1 7/1/2013	% INCR	YEAR 2 7/1/2014	% INCR	YEAR 3 7/1/2015	% INCR	NOTES:
Base Wages	1,811,250	18,110	1.0%	27,530	1.5%	55,710	3.0%	
Reclassifications				8,670				
Shift Differential	3,790							
Specialty Pay	51,940	8,350						Weekend Stipend, Stand-by
Sub-Total Wages	1,866,980	26,460	1.4%	36,200	1.9%	55,710	2.9%	
Overtime	205,000	14,220	6.9%	4,190	1.9%	6,450	2.9%	Based on increase in base wages, winter dispatch coverage
Clothing Allowance	9,360		0.0%	-	0.0%	-	0.0%	
Total Direct Costs	2,081,340	40,680	2.0%	40,390	1.9%	62,160	2.9%	
Health Insurance	351,370	35,140	10.0%	38,650	10.0%	42,520	10.0%	Inflationary increase only
Health Insurance-Plan Changes						(12,750)	-3.0%	Projected 9% Savings less 3% Cost of Wellness Initiative
Pension	128,460	2,530	0	8,960	0	32,840	23.5%	Based on increase in total wages & MePERS increase in employer contribution rate.
Workers' Compensation	38,120	540	1.4%	740	1.9%	1,140	2.9%	Based on increase in total wages
Total Indirect Costs	517,950	38,210	7.4%	48,350	8.7%	63,750	10.5%	
Total	2,599,290	78,890	3.0%	88,740	3.3%	125,910	4.6%	

AFSCME Supervisors- Union Proposal

ITEM	BASE COST	YEAR 1 7/1/2013	% INCR	YEAR 2 7/1/2014	% INCR	YEAR 3 7/1/2015	% INCR	NOTES:
Base Wages	1,811,245	18,110	1.0%	27,530	1.5%	55,705	3.0%	
Reclassifications		18,328						
Shift Differential	3,785							
Longevity Stipend				14,400				
Specialty Pay	51,935	18,955	36.5%					Cell Phone, Weekend Stipend, Stand-By
Sub-Total Wages	1,866,965	55,393	3.0%	41,930	2.2%	55,705	2.8%	
Overtime	205,000	17,394	8.5%	4,852	2.2%	6,442	2.8%	Based on increase in base wages
Cell Phone Stipend	-	9,120		-	0.0%	-	0.0%	
Clothing Allowance	9,360		0.0%	-	0.0%	-	0.0%	
Total Direct Costs	2,081,325	81,906	3.9%	46,782	2.2%	62,148	2.8%	
Health Insurance	351,360	35,135	10.0%	38,650	10.0%	42,515	10.0%	Inflationary increase only
Health Insurance-Plan Changes						(12,755)	-3.0%	Projected 9% Savings less 3% Cost of Wellness Initiative
Pension	128,460		0.0%		0.0%	3,643	2.8%	Based on increase in total wages & MePERS increase in employer contribution rate.
Workers' Compensation	38,125	1,130	3.0%	855	2.2%	1,135	2.8%	Based on increase in total wages
Total Indirect Costs	517,945	36,265	7.0%	39,505	7.1%	34,538	5.8%	
Total	2,599,270	118,172	4.5%	86,287	3.2%	96,685	3.4%	

Order 125-14/15
~~Tab 15 1-5-15~~
Tab 12 1-21-15

MICHAEL F. BRENNAN (MAYOR)
KEVIN J. DONOGHUE (1)
DAVID A. MARSHALL (2)
EDWARD J. SUSLOVIC (3)
JUSTIN COSTA (4)

CITY OF PORTLAND
IN THE CITY COUNCIL

DAVID H. BRENERMAN (5)
JILL C. DUSON (A/L)
JON HINCK (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

ORDER APPROVING THE COLLECTIVE BARGAINING AGREEMENT WITH THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME) LOCAL 481-00 LABOR & TRADES

ORDERED, that the attached Collective Bargaining Agreement with the American Federation of State, County and Municipal Employees (AFSCME) Local 481-00 Labor & Trades for July 7, 2013 through July 4, 2016, is hereby approved.

CITY OF PORTLAND
MEMORANDUM

To: Mayor Michael Brennan and Members of the City Council

From: Thomas Caiazzo, Labor Relations Manager TC

Date: January 6, 2015

RE: Order/Second Reading of AFSCME Local 481-00 Labor & Trades

City staff has reached a tentative three (3) year contract agreement with AFSCME Labor & Trades which is within guidance received from Council on December 15, 2014. AFSCME Labor and Trades represents approximately 168 Trades, Maintenance and Custodial workers.

The parties have tentatively agreed to a three (3) year contract with general wage increases of 1% effective July 7, 2013, 1% effective July 6, 2014, 1.5% effective January 4, 2015 and 2.5% effective July 5, 2015. The parties have also agreed to upgrade the ten (10) Jetport Maintenance Worker III's from Grade 18 to Grade 19. Furthermore, in consideration of the above, the union has tentatively agreed to the City's proposed Health Plan changes as well as changes to the pension language.

The Union is expected to ratify the tentative agreement and the Administration recommends your support for the agreement.

The contract term is July 7, 2013 through July 4, 2016. The total direct costs of the general wage increases are $458,000.00; however, $159,000.00 has been appropriated and accounted for through the FY 14 and FY 15 budget approval process.

This order was first read at the January 5, 2015 Council meeting.

Cc: Sheila Hill-Christian – Acting City Manager
Danielle West-Chuhta – Corporate Counsel
Jennifer Thompson– Associate Corporate Counsel
Mike Bobinsky – Public Services Director
Paul Bradbury – Airport Director
Anita LaChance – Director of Recreation & Facilities Management
Janice Kimball – Acting Human Resources Director
Suzanne Knight – Acting Finance Director
Carlene Kessler – Principal Admin Officer
Jennifer Lodge, Asst. Budget Director
Lori Schools, Financial Specialist

- ADMINISTRATIVE RECOMMENDATION

ITEM	BASE COST	YEAR 1 (FY14)	% INCR	YEAR 2 1st Half (FY15)	% INCR	YEAR 2 2nd Half (FY15)	% INCR	YEAR 3 (FY16)	% INCR	NOTES:
Base Wages	6,617,218	66,172	1.0%	31,657	0.5%	39,020	0.6%	255,094	3.8%	Cola's and Steps
Night Shift Differential	13,208									
Specialty Pay	106,461			(5,200)	-4.9%	(5,200)	-5.1%			Removal of $0.50 stipend, 10 Employees
Reclassifications				12,139	0.2%	2,588	0.0%	16,450	0.2%	Airport Maint Wk III, 10 Employees
Sub-Total Wages	**6,736,887**	**66,172**	**1.0%**	**38,596**	**0.6%**	**36,409**	**0.5%**	**271,544**	**3.9%**	
Overtime	899,900	8,999	1.0%	4,544	0.5%	4,567	0.5%	27,540	3.0%	Based on increase in base wages
Clothing Allowance	67,800									
Total Direct Costs	**7,704,587**	**75,171**	**1.0%**	**43,140**	**0.6%**	**40,976**	**0.5%**	**299,084**	**3.8%**	
Health Insurance	1,147,966	114,797	10.0%	126,276	10.0%			138,904	10.0%	Inflationary increase only
Health Insurance-Plan Changes								(91,677)	-6.0%	Projected 9% Savings less 3% Cost of Wellness Initiative
Pension	404,750	96,528	23.8%	103,620	20.7%	3,196	0.5%	23,329	3.8%	Based on increase in total wages and increase in MEPERS employer rate
Workers' Compensation	175,833	1,758	1.0%	888	0.5%	1,339	0.8%	4,495	2.5%	Based on increase in total wages
Total Indirect Costs	**1,728,548**	**213,082**	**12.3%**	**230,785**	**11.9%**	**4,535**	**0.2%**	**75,051**	**3.4%**	
Total	**9,433,135**	**288,254**	**3.1%**	**273,925**	**2.8%**	**45,511**	**0.5%**	**374,135**	**3.7%**	

Order 126-14/15
~~Tab 16 1-5-15~~
Tab 13 1-21-15

MICHAEL F. BRENNAN (MAYOR)
KEVIN J. DONOGHUE (1)
DAVID A. MARSHALL (2)
EDWARD J. SUSLOVIC (3)
JUSTIN COSTA (4)

CITY OF PORTLAND
IN THE CITY COUNCIL

DAVID H. BRENERMAN (5)
JILL C. DUSON (A/L)
JON HINCK (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

ORDER APPROVING TWO-PARTY AGREEMENTS BETWEEN THE CITY OF PORTLAND AND THE MAINE DEPARTMENT OF TRANSPORTATION RE: CITY COLLECTOR PAVING PROJECTS

ORDERED, that the Acting City Manager is authorized to enter into two-party partnership agreements between the City of Portland and the Maine Department of Transportation, in substantially the form attached, for the following City Collector Paving Projects:

- WIN #020241.00 – Union Street
- WIN #020256.00 – Spring Street, Temple and Middle Streets

BE IT FURTHER ORDERED, that the Acting City Manager is hereby authorized to sign the two-party agreements and any other documents necessary to effect the purpose of this order.

MEMORANDUM
City Council Agenda Item

TO: City Council

FROM: Michael Bobinsky, Director of Public Services

| **DATE:** December 23, 2014 REVISED Dec 30, 2014

DISTRIBUTION: Sheila Hill-Christian, Acting City Manager
Michael Brennan, Mayor
Danielle West-Chuta, Corporation Counsel
Sonia Bean, Executive Assistant
Nancy English, Admin. Asst. to Corporation Counsel

SUBJECT: Order to approve 2 MaineDOT/City agreements for 2015 PACTS Collector Paving Program

SPONSOR: Sheila Hill-Christian, Acting City Manager

COUNCIL MEETING DATE ACTION IS REQUESTED:
1st reading___Jan. 5, 2015______ **Final Action**___Jan 21, 2015_________

Can action be taken at a later date: ____ **Yes** __X__**No (If no why not?)**
Action must occur swiftly in order for MaineDOT to advance their bid packages and begin work in a timely fashion. The 2015 projects have significant impact on Downtown activities and without an early Spring start we risk extending the work and disruption into 2016.

PRESENTATION: N/A

I. SUMMARY OF ISSUE (Agenda Description)

The Department of Public Services and Maine Dept. of Transportation request approval for the City Manager to enter into two (2) two-party agreements to proceed with 2015 PACTS Collector Paving projects. This action follows previous authorization of three-party agreements by Order 40-13/14. Those three-party agreements estimated an investment value of $1,048,955 and a Local portion obligation of $236,296. The total value of investment is now estimated to be $1,904,482 and the Local cash obligation is now estimated to be $1,099,448. The significant increase in required Local funding is for Phase I of the Spring St Corridor per the authorized Master Plan. Local funding was appropriated in the FY14 and FY15 CIP, and includes public infrastructure contributions from Cross Insurance Arena.

II. REASON FOR SUBMISSION (Summary of Issue/Background)

MaineDOT cannot proceed with final design and bid document preparation without these agreements being executed. Failure to execute agreements could result in deferral or elimination of the leveraged funding for PACTS Collector Pavement Preservation, and delay Phase I of the Spring St Corridor Master Plan initiatives.

III. INTENDED RESULT

Execution of these agreements will allow for MaineDOT to preserve the pavement on these streets in 2015, and administer the contract for the City's Phase I work on the Spring St Corridor:

- Middle St from Franklin to Temple
- Spring St from State to Temple
- Temple St from Middle to Congress (entire)
- Union St from Commercial to Middle (entire)

In addition to pavement preservation, the City will achieve Phase I Master Plan goals for the Spring St Corridor, and replace an unwarranted traffic signal system at the intersection of Middle and Pearl with a four-way stop; thereby reducing our electrical energy consumption.

IV. COUNCIL GOAL ADDRESSED

From the Capital Improvement Plan Scoring Criteria, these pavement preservation projects would rate highly in these categories: (B) Impact of Service to the Public; (C) Asset Maintenance Need; (D) Funding Source; and (E) Budget Impact.

V. FINANCIAL IMPACT

The total value of the projects is currently estimated at $1,904,482 and the Local investment is estimated up to $1,099,448 of that total. The Local funding is appropriated in the FY14 and FY15 CIP, and a portion is sourced from a contribution from the Cross Insurance Arena.

Project	CIP account	Current Local Cost	Prior Local Cost Estimate
Union Street paving	C15103	$28,338	$43,338
Spring, Middle, and Temple Streets	C14106	$350,000	$192,958
	C14201	$135,000	
	PS1502	$30,721	
	C15103	$355,389	
	C15105	$200,000	
	Totals:	*$1,099,448*	*$236,296*

VI. STAFF ANALYSIS & RECOMMENDATION

The paving projects reflected by these agreements have been specifically identified, vetted, and authorized by prior City Council Order #40-13/14. The Department of Public Services has communicated extensively with Portland Downtown District, worked with stakeholders, and notified abutters to raise awareness of the intended work and develop specific design elements for Phase I of the Spring St Corridor.

Existing CIP and development contribution funds have been dedicated to the implementation of these projects and they should proceed without delay.

VII. LIST ATTACHMENTS

Two-party agreement for Spring, Middle, and Temple (WIN #020256.00)
Two-party agreement for Union Street (WIN #020241.00)

Prepared by:

Katherine Earley, PE
Engineering Services Manager

______________________________ ______________________

Signature Date

MaineDOT use only
TEDOCS #:
CT #:
CSN #:
PROGRAM:

MaineDOT

MAINE DEPARTMENT OF TRANSPORTATION

MUNICIPAL/STATE AGREEMENT

PROPOSED IMPROVEMENTS TO UNION STREET

(MaineDOT Use Only)

Project Location: Portland	Estimated Municipal Share: $28,337.50
State WIN #: 020241.00	Vendor Customer #: 17A12144
Federal Aid Project #: STP-2024(100)	Agreement Begin Date: ____________
	Agreement End Date: (3 years from the date last signed below)

This Agreement is entered into between the Maine Department Of Transportation (hereafter the "Department") and the City of Portland, a municipal corporation located in the County of Cumberland (hereafter the "Municipality") (hereinafter the "Parties") regarding the planning, development, design, right of way, construction, cost sharing and reimbursement for a project to make improvements to Union Street, in Portland, Maine, (hereafter Project) as follows:

The following checked appendices are hereby incorporated into this Agreement by reference:

- ☒ Appendix A – Project scope, cost sharing, and payment schedule
- ☐ Appendix B – Bicycle/Pedestrian Facility Maintenance
- ☐ Appendix B – Landscape Maintenance
- ☐ Appendix B – Lighting/Flashing Beacon Operation and Maintenance
- ☐ Appendix B – Traffic Signal Operation and Maintenance
- ☐ Appendix B – Bridge Lighting/Approach Lighting Maintenance & Snow Plowing
- ☒ Appendix C – Additional work requested by Municipality

A. The Department agrees to procure and administer a contract to construct the Project in accordance with the plans and specifications developed by the Department and, subject to Department approval. This would include any additional plans, specifications and estimates furnished by the Municipality. Please refer to Appendix A of this Agreement for the outline of the scope, limits of work and cost sharing.

B. The Department shall be the sole administrator of this contract. The Department will pay all project costs, subject to cost sharing by the Municipality, when applicable, as specified in this agreement. Neither the Department nor its contractors will be required to pay for inspections and permits from the Municipality.

C. The Department reserves the right to terminate the Project for any reason prior to the award of a contract to construct the Project. The Department also reserves the right to terminate all provisions pertaining to work requested by the Municipality at any time prior to the award of a contract to construct the Project because of any failure by the Municipality to meet any of the conditions and stipulations set forth in this Agreement.

D. Upon acceptance of plans, specifications and estimates, the Department shall solicit competitive bids for the Project. Upon acceptance of the lowest acceptable responsive, responsible bid to construct the Project and fulfillment of all terms set forth herein, the Department will submit the information to the Municipality, who will have up to five (5) business days to review the information and notify the Department of any questions or concerns. If the Department is not presented with any questions or concerns during the time allotted all decisions pertaining to the acceptance of the bids, the award and administration of the contract and all payments thereunder shall be the sole discretion of the Department.

E. The Municipality, at its election, may request that changes be made or work added to the Project during the period of construction, provided the Municipality agrees in writing to pay any additional cost plus an amount not to exceed ten (10%) percent of such construction cost to cover all necessary engineering, inspection and administrative costs associated therewith, unless specified otherwise. All such requests shall be subject to approval by the Department. In the event that such changes or work are approved for federal participation in the cost thereof, such additional cost may be reduced to the non-federal share.

F. The Municipality agrees to allow the Department's contractor to control all traffic through the work areas in accordance with the Traffic Control Plan approved by the Department. The development of the Traffic Control Plan will follow the process outlined below: **The Department has met regularly with the City of Portland and allowed them to have input on our contract windows and work times. They are agreeable to day work with alternating one way traffic.**

1. The PM will submit the project for Traffic Analysis and Movement Evaluation (TAME), when possible, approximately one year prior to advertisement. Once the results are received, the PM/Regional Traffic Engineer will discuss the proposed project with the Municipality (scope, limits, day or night work, work window, etc).

2. The Municipality will comment on their concerns/issues (two week timeframe allowed).

3. The PM & Designer will incorporate these comments where practical based on engineering judgment.

4. If the Municipality desires, a meeting will be held prior to PS&E to review the project design, Special Provision 105 – Limitations of Operations, Special Provision 107 - Time, etc.

5. The Municipality will have the opportunity to review and comment.

G. The Municipality agrees to alter, move, relocate or remove, or cause to be, at no cost to the Project, any municipal property, including all fixtures, facilities or monuments, located on, under or above the ground, as necessary to permit construction of the Project, which has not otherwise been provided for during the development of the Project. Any work necessary to do so during the period of construction shall be coordinated with the contractor for the Project.

H. The Municipality will, at no cost to the Department, assure proper adjustment, relocation, or repair of any portion of a service, whether above or below ground, that is located within the limits of the highway right-of-way and connected to any municipal utility, which might become necessary to permit construction of the Project. The Municipality agrees to hold the Department harmless from any claims for damages occurring as a result thereof.

I. The Municipality agrees that during and after construction it will apply the requirements of the most recent version of the Department's "Utility Accommodation Policy" as the minimum guidelines not withstanding any municipal rules that are more lenient.

J. To the extent that it is statutorily responsible therefore, the Municipality agrees to provide utilities, and to maintain all improvements and fixtures constructed, installed or furnished as a part of the Project in such a manner as necessary to preserve the use and function thereof for the expected period of their normal useful life as determined by accepted engineering and/or industry standards. To the extent any warranty exists for said improvements or fixtures, said warranty shall be first relied on by MaineDOT to address maintenance and/or repairs described in this paragraph.

K. The Municipality agrees that except for an emergency, or as allowed in § 3351-A, it will prohibit the excavation of the highway within the limits of the Project for a period of at least three (3) years after completion of the Project, and agrees to make all necessary notifications to abutters and occupants of the highway as otherwise required of any city government under the provisions of 23 M.R.S.A. § 3351. Thereafter, all future excavations within the right-of-way of the Project shall be regulated and controlled in the manner specified by the Department in its most recent *"Rules, Regulations and Policies for Highway Openings"*, which is incorporated herein and made a part hereof by reference.

L. The Municipality will be responsible to keep new or replaced/rehabilitated pedestrian facilities in usable condition.

M. The Municipality agrees to keep the right-of-way of the Project inviolate from all encroachments and agrees to remove, or cause to be removed, anything that may encroach thereon.

N. When applicable the Municipality agrees to regulate all entrances to the highway within the limits of the Project in accordance with the provisions of 23 M.R.S.A. § 704.

O. The Municipality with city council approval agrees to limit all on-street parking to the parking spaces as designed and constructed under the Project.

P. The Department shall have all of its common law, equitable and statutory rights of set-off. These rights shall include, but not be limited to the Department's option to withhold for the purposes of set-off any monies owed to the Municipality with regard to this Agreement and any other agreement with the Department, including any agreement for a term commencing prior to the term of this Agreement, plus any amounts owed to the Municipality for any other contract with any State of Maine department or agency.

Q. To the extent permitted by law, the Municipality shall indemnify, defend and hold harmless the Department, its officers, agents and employees from all claims, suits or liabilities arising from any negligent or wrongful act, error or omission by the Municipality, its officials, employees, agents, consultants or contractors. Nothing herein shall waive any defense, immunity or limitation of liability that may be available to either party under the Maine Tort Claims Act (14 M.R.S. Section 8101 et seq.) or any other privileges or immunities provided by law. *Any other provision of this agreement to the contrary notwithstanding, this provision shall survive any termination or expiration of this Agreement.*

R. The Department may postpone, suspend, abandon or otherwise terminate this Agreement upon thirty (30) days written notice to the Municipality and in no event shall any such action be deemed a breach

of contract. Postponement, suspension, abandonment or termination may be taken for any reason by the Department or specifically as the result of any failure by the Municipality to perform any of the services required under this Agreement to the satisfaction of the Department.

In the event of Project termination, all provisions of this Agreement shall become null and void except for those set forth under ***Appendices A and C, if attached to this Agreement, as well as those provisions that by their very nature are intended to survive.***

S. The Municipality certifies, by signing this Agreement, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal department or agency. If the Municipality is unable to certify to this statement, it shall attach an explanation to this Agreement. The Municipality shall promptly notify MaineDOT if it or its principals becomes debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

T. The Parties agree to: comply with and abide by all applicable State and Federal laws, statutes, rules, regulations, standards and guidelines, including the MUTCD and OSHA standards, and Agreement provisions; avoid hindering each other's performance; fulfill all obligations diligently; and cooperate in achievement of the intent of this Agreement.

U. All provisions of this Agreement, ***except those provided above in Paragraphs J-Q and those that by their very nature are intended to survive***, shall expire at Project final voucher, or upon final payment by the Municipality of any Project costs as hereinbefore provided, whichever occurs later.

V. Anything herein to the contrary notwithstanding, the Municipality acknowledges and agrees that although the execution of this agreement by the Department manifests its intent to honor its terms and to seek funding to fulfill any obligations arising hereunder, by law any such obligations are subject to available budgetary appropriations by the Maine Legislature and, therefore, this agreement does not create any obligation on behalf of MaineDOT in excess of such appropriations.

W. No assignment of this agreement is contemplated, and in no event shall any assignment be made without the express written permission of the Department.

IN WITNESS WHEREOF, the Parties hereto have executed this AGREEMENT in duplicate effective on the day and date last signed below.

CITY OF PORTLAND	MAINE DEPARTMENT OF TRANSPORTATION
By: ______________________	By: ______________________
Sheila Hill-Christian, Acting City Manager	William A. Pulver, Director Bureau of Project Development
______________________ (Date Signed)	______________________ (Date Signed)

I certify that the signature above is true and accurate. I further certify that the signature, if electronic: (a) is intended to have the same force as a manual signature; (b) is unique to myself; (c) is capable of verification; and (d) is under the sole control of myself.

APPENDIX A

PROJECT SCOPE AND COST SHARING

MAINE DEPARTMENT OF TRANSPORTATION

MUNICIPAL/STATE AGREEMENT

Transportation Improvement Project

MUNICIPALITY OF PORTLAND

PROPOSED IMPROVEMENTS TO UNION STREET

FEDERAL AID PROJECT NO. STP-2024(100)
STATE PROJECT IDENTIFICATION NUMBER (WIN) 020241.00

Project Scope: 1.5'' Mill and Fill Union Street from Commercial Street to Middle Street.

Funding Outline: The total project estimated cost is $193,375.00 and the Parties agree to share costs through all stages of Project under the terms outlined below

Work Element	Municipal Share		State Share		Federal Share				Total Cost
					MPO Portion		MaineDOT Portion		
	%	$	%	$	%	$	%	$	$
Preliminary Engineering	10	550.10	10	550.10	80	4,400.80			5,501.00
Right of Way	10	0.00	10	0.00	80	0.00			0.00
Construction	10	16,687.10	10	16,687.10	80	133,496.80			166,871.00
Construction Engineering	10	1,100.30	10	1,100.30	80	8,802.40			11,003.00
PROJECT SHARES		$18,337.50		$18,337.50		$146,700.00			$183,375.00
Total Cost of Additional Work Requested by Municipality (Below)	100	$10,000.00							
TOTAL ESTIMATED MUNICIPAL SHARE (Receivable Amount)		$28,337.50							

(Check if applicable)

☒ **Additional Work as outlined in Appendix C to this Agreement.**

Funding Outline: The Municipality agrees to pay 100% of the costs for the work outlined below.

Additional Work	Cost: 100% Municipal Share
Structures (Manholes): 1 rebuild and 8 adjustments	$10,000
TOTAL COST OF ADDITIONAL WORK REQUESTED BY MUNICIPALITY	$10,000

Payment:

The Municipality shall submit payment to the Department within 30 days from the invoice date.

1. Prior to award of the contract for Project construction, the Municipality will be invoiced a portion of its share of the cost of the Project. Invoicing will include the following:
   a. 100% of the local share of the Preliminary Engineering and Right of Way costs; plus
   b. Fifty percent (50%) of the local share of the Construction and Construction Engineering cost based on the total bid price of the Project; plus
   c. 100% of all additional work requested by the Municipality (when applicable).
2. Final Voucher Payment to the Contractor. A final bill will be created following the Department's final voucher payment to the Contractor, after all quantities are verified, and any required adjustments have been made. The cost of the work for which the Department will bill the Municipality shall be determined by the contract prices and the completed quantities of the work items or, in the event of termination, the local share of Project development cost to the point of termination as stipulated above. The final invoice will include the Municipality's share of any remaining costs.

Payment Schedule: The Municipal Payment Schedule shown below includes estimated invoicing dates based upon the estimated schedule and estimated cost of the Project:

Entity Name	Payment Amount	Estimated Invoice Date
City of Portland	$19,443.80	May 2015
City of Portland	$8,893.70	Dec 2015

APPENDIX C
Additional Work

MAINE DEPARTMENT OF TRANSPORTATION
MUNICIPAL/STATE AGREEMENT
Transportation Improvement Project

MUNICIPALITY OF PORTLAND

PROPOSED IMPROVEMENTS TO UNION STREET

FEDERAL AID PROJECT NO. STP-2024(100)
STATE PROJECT IDENTIFICATION NUMBER (WIN) 020241.00

1. **Description of Work Being Added to Project By The Municipality:**

   The work to be done will include rebuilding one manhole and adjusting 8 manholes.

2. **The Municipality agrees to furnish all plans, specifications and estimates necessary to include additional work under the Project; No ☒ - *Disregard this Section,* or Yes ☐ - as follows:**

   a) All plans and specifications shall conform to the standards used by the Department as set forth in the latest version of its *"Highway Design Guide" and "Standard Details for Highways and Bridges"* and comply with the Department's Utility Accommodation Policy as set forth in its *"Policy On Above Ground Utility Locations".*

   b) All plans shall be size "D" drawings measuring 22 inches by 36 inches reproducible in black and white print.

   c) All specifications shall be printed on 8-1/2 inch wide by 11 inch long paper suitable for binding in the Department's proposal book.

   d) The Municipality shall provide a detailed engineer's estimate of the cost of such additional work calculated in a manner acceptable to the Department and allowable for bidding. The Municipality agrees that all cost information developed for such bidding shall be kept confidential pursuant to the provisions of Title 23 of the Maine Revised Statutes Annotated (M.R.S.A.) Section 63.

   e) The Municipality shall obtain all permits, licenses, releases and approvals necessary or incidental to the additional work described in Section 1 above.

   f) The submission of all plans, specifications and estimates; as well as all permits, licenses, releases and approvals shall be done in such a timely manner as not to unreasonably delay the Department's schedule for soliciting bids to construct the Project.

   g) The Municipality may utilize the electronic exchange of CADD data; the Municipality must accept pertinent electronic input data as specified by the Department. A copy of the

Department's specifications can be found on its website under Business and CADD support. It is the responsibility of the Municipality to translate this data into other formats required for use in their design software.

3. **Following solicitation of competitive bids for the Project under Paragraph D of the Agreement; but before award of a contract to construct the Project that includes additional work as described in Section 1 above; action must be taken by the Municipality:**

   a) If the bid price received for such additional work exceeds the detailed engineers estimate by any more than ten (10%) percent, the Municipality may reject such bid price by notifying the Department in writing within five (5) business days following the opening of such bids. The Municipality may waive such right by doing so in writing anytime prior to or during such period. Otherwise, all decisions pertaining to the acceptance of bids and the award of any construction contract shall be the sole discretion of the Department.

   b) If the bid price for such additional work is acceptable to the Municipality, the Municipality shall pay the Department, an amount equal to the Municipality's share of the estimated cost of such additional work based upon the prices of the successful bidder. Following receipt of payment, the Department agrees to award a contract to construct the Project including the additional work.

   c) The parties agree that any additional adjustments to the amount of any payment or deposit made pursuant to the provisions of subparagraph b) above because of any differences between estimated and actual quantities which effects the actual cost of such additional work shall be due and payable upon determination of final quantities, unless the Department determines that the actual cost of such additional work is expected to differ measurably from the amount of such payment, due to changes in quantities placed or work performed during the period of construction.

MaineDOT use only
TEDOCS #:
CT #:
CSN #:
PROGRAM:

MaineDOT

MAINE DEPARTMENT OF TRANSPORTATION

MUNICIPAL/STATE AGREEMENT

PROPOSED IMPROVEMENTS TO SPRING, TEMPLE & MIDDLE STREETS

(MaineDOT Use Only)

Project Location: Portland	Estimated Municipal Share: $1,071,110.71
State WIN #: 20256.00	Vendor Customer #: 17A12144
Federal Aid Project #: STP-2025(600)	Agreement Begin Date: ______________
	Agreement End Date: (3 years from the date last signed below)

This Agreement is entered into between the Maine Department Of Transportation (hereafter the "Department") and the City of Portland, a municipal corporation located in the County of Cumberland (hereafter the "Municipality") (hereinafter the "Parties") regarding the planning, development, design, right of way, construction, cost sharing and reimbursement for a project to make improvements to Spring, Temple & Middle Streets, in Portland, Maine, (hereafter Project) as follows:

The following checked appendices are hereby incorporated into this Agreement by reference:

- [x] Appendix A – Project scope, cost sharing, and payment schedule
- [ ] Appendix B – Bicycle/Pedestrian Facility Maintenance
- [ ] Appendix B – Landscape Maintenance
- [ ] Appendix B – Lighting/Flashing Beacon Operation and Maintenance
- [ ] Appendix B – Traffic Signal Operation and Maintenance
- [ ] Appendix B – Bridge Lighting/Approach Lighting Maintenance & Snow Plowing
- [x] Appendix C – Additional work requested by Municipality

A. The Department agrees to procure and administer a contract to construct the Project in accordance with the plans and specifications developed by the Department and, subject to Department approval. This would include any additional plans, specifications and estimates furnished by the Municipality. Please refer to Appendix A of this Agreement for the outline of the scope, limits of work and cost sharing.

B. The Department shall be the sole administrator of this contract. The Department will pay all project costs, subject to cost sharing by the Municipality, when applicable, as specified in this agreement. Neither the Department nor its contractors will be required to pay for inspections and permits from the Municipality.

C. The Department reserves the right to terminate the Project for any reason prior to the award of a contract to construct the Project. The Department also reserves the right to terminate all provisions pertaining to work requested by the Municipality at any time prior to the award of a contract to construct the Project because of any failure by the Municipality to meet any of the conditions and stipulations set forth in this Agreement.

D. Upon acceptance of plans, specifications and estimates, the Department shall solicit competitive bids for the Project. Upon acceptance of the lowest acceptable responsive, responsible bid to construct the Project and fulfillment of all terms set forth herein, the Department will submit the information to the Municipality, who will have up to five (5) business days to review the information and notify the Department of any questions or concerns. If the Department is not presented with any questions or concerns during the time allotted all decisions pertaining to the acceptance of the bids, the award and administration of the contract and all payments thereunder shall be the sole discretion of the Department.

E. The Municipality, at its election, may request that changes be made or work added to the Project during the period of construction, provided the Municipality agrees in writing to pay any additional cost plus an amount not to exceed ten (10%) percent of such construction cost to cover all necessary engineering, inspection and administrative costs associated therewith, unless specified otherwise. All such requests shall be subject to approval by the Department. In the event that such changes or work are approved for federal participation in the cost thereof, such additional cost may be reduced to the non-federal share.

F. The Municipality agrees to allow the Department's contractor to control all traffic through the work areas in accordance with the Traffic Control Plan approved by the Department. The development of the Traffic Control Plan will follow the process outlined below: **The Department has met regularly with the City of Portland and allowed them to have input on our contract windows and work times. They are agreeable to day work with alternating one way traffic.**

1. The PM will submit the project for Traffic Analysis and Movement Evaluation (TAME), when possible, approximately one year prior to advertisement. Once the results are received, the PM/Regional Traffic Engineer will discuss the proposed project with the Municipality (scope, limits, day or night work, work window, etc).

2. The Municipality will comment on their concerns/issues (two week timeframe allowed).

3. The PM & Designer will incorporate these comments where practical based on engineering judgment.

4. If the Municipality desires, a meeting will be held prior to PS&E to review the project design, Special Provision 105 – Limitations of Operations, Special Provision 107 - Time, etc.

5. The Municipality will have the opportunity to review and comment.

G. The Municipality agrees to alter, move, relocate or remove, or cause to be, at no cost to the Project, any municipal property, including all fixtures, facilities or monuments, located on, under or above the ground, as necessary to permit construction of the Project, which has not otherwise been provided for during the development of the Project. Any work necessary to do so during the period of construction shall be coordinated with the contractor for the Project.

H. The Municipality will, at no cost to the Department, assure proper adjustment, relocation, or repair of any portion of a service, whether above or below ground, that is located within the limits of the highway right-of-way and connected to any municipal utility, which might become necessary to permit construction of the Project. The Municipality agrees to hold the Department harmless from any claims for damages occurring as a result thereof.

I. The Municipality agrees that during and after construction it will apply the requirements of the most recent version of the Department's "Utility Accommodation Policy" as the minimum guidelines not withstanding any municipal rules that are more lenient.

J. To the extent that it is statutorily responsible therefore, the Municipality agrees to provide utilities, and to maintain all improvements and fixtures constructed, installed or furnished as a part of the Project in such a manner as necessary to preserve the use and function thereof for the expected period of their normal useful life as determined by accepted engineering and/or industry standards. To the extent any warranty exists for said improvements or fixtures, said warranty shall be first relied on by MaineDOT to address maintenance and/or repairs described in this paragraph.

K. The Municipality agrees that except for an emergency, or as allowed in § 3351-A, it will prohibit the excavation of the highway within the limits of the Project for a period of at least three (3) years after completion of the Project, and agrees to make all necessary notifications to abutters and occupants of the highway as otherwise required of any city government under the provisions of 23 M.R.S.A. § 3351. Thereafter, all future excavations within the right-of-way of the Project shall be regulated and controlled in the manner specified by the Department in its most recent *"Rules, Regulations and Policies for Highway Openings"*, which is incorporated herein and made a part hereof by reference.

L. The Municipality will be responsible to keep new or replaced/rehabilitated pedestrian facilities in usable condition.

M. The Municipality agrees to keep the right-of-way of the Project inviolate from all encroachments and agrees to remove, or cause to be removed, anything that may encroach thereon.

N. When applicable the Municipality agrees to regulate all entrances to the highway within the limits of the Project in accordance with the provisions of 23 M.R.S.A. § 704.

O. The Municipality with city council approval agrees to limit all on-street parking to the parking spaces as designed and constructed under the Project.

P. The Department shall have all of its common law, equitable and statutory rights of set-off. These rights shall include, but not be limited to the Department's option to withhold for the purposes of set-off any monies owed to the Municipality with regard to this Agreement and any other agreement with the Department, including any agreement for a term commencing prior to the term of this Agreement, plus any amounts owed to the Municipality for any other contract with any State of Maine department or agency.

Q. To the extent permitted by law, the Municipality shall indemnify, defend and hold harmless the Department, its officers, agents and employees from all claims, suits or liabilities arising from any negligent or wrongful act, error or omission by the Municipality, its officials, employees, agents, consultants or contractors. Nothing herein shall waive any defense, immunity or limitation of liability that may be available to either party under the Maine Tort Claims Act (14 M.R.S. Section 8101 et seq.) or any other privileges or immunities provided by law. *Any other provision of this agreement to the contrary notwithstanding, this provision shall survive any termination or expiration of this Agreement.*

R. The Department may postpone, suspend, abandon or otherwise terminate this Agreement upon thirty (30) days written notice to the Municipality and in no event shall any such action be deemed a breach

of contract. Postponement, suspension, abandonment or termination may be taken for any reason by the Department or specifically as the result of any failure by the Municipality to perform any of the services required under this Agreement to the satisfaction of the Department.

In the event of Project termination, all provisions of this Agreement shall become null and void except for those set forth under ***Appendices A and C, if attached to this Agreement, as well as those provisions that by their very nature are intended to survive.***

S. The Municipality certifies, by signing this Agreement, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal department or agency. If the Municipality is unable to certify to this statement, it shall attach an explanation to this Agreement. The Municipality shall promptly notify MaineDOT if it or its principals becomes debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

T. The Parties agree to: comply with and abide by all applicable State and Federal laws, statutes, rules, regulations, standards and guidelines, including the MUTCD and OSHA standards, and Agreement provisions; avoid hindering each other's performance; fulfill all obligations diligently; and cooperate in achievement of the intent of this Agreement.

U. All provisions of this Agreement, ***except those provided above in Paragraphs J-Q and those that by their very nature are intended to survive***, shall expire at Project final voucher, or upon final payment by the Municipality of any Project costs as hereinbefore provided, whichever occurs later.

V. Anything herein to the contrary notwithstanding, the Municipality acknowledges and agrees that although the execution of this agreement by the Department manifests its intent to honor its terms and to seek funding to fulfill any obligations arising hereunder, by law any such obligations are subject to available budgetary appropriations by the Maine Legislature and, therefore, this agreement does not create any obligation on behalf of MaineDOT in excess of such appropriations.

W. No assignment of this agreement is contemplated, and in no event shall any assignment be made without the express written permission of the Department.

IN WITNESS WHEREOF, the Parties hereto have executed this AGREEMENT in duplicate effective on the day and date last signed below.

City of Portland	MAINE DEPARTMENT OF TRANSPORTATION
By: ______________________	By: ______________________
Sheila Hill-Christian, Acting City Manager	William A. Pulver, Director Bureau of Project Development
______________________ (Date Signed)	______________________ (Date Signed)

I certify that the signature above is true and accurate. I further certify that the signature, if electronic: (a) is intended to have the same force as a manual signature; (b) is unique to myself; (c) is capable of verification; and (d) is under the sole control of myself.

APPENDIX A

PROJECT SCOPE AND COST SHARING

MAINE DEPARTMENT OF TRANSPORTATION

MUNICIPAL/STATE AGREEMENT
Transportation Improvement Project

MUNICIPALITY OF PORTLAND

PROPOSED IMPROVEMENTS TO: Spring, Temple & Middle Streets

FEDERAL AID PROJECT NO. STP-2025(600)
STATE PROJECT IDENTIFICATION NUMBER (WIN) 20256.00

Project Scope: To mill & overlay Spring Street from State Street to Temple Street and Middle Street from Temple Street to Franklin Street. To shim and overlay Temple Street from Spring Street to Congress Street.

Funding Outline: The Total Project Estimated Cost is $1,711,107.12, and the Parties agree to share costs through all stages of the Project under the terms outlined below.

Work Element	Municipal Share		State Share		Federal Share				Total Cost
					MPO Portion		MaineDOT Portion		
	%	$	%	$	%	$	%	$	$
Preliminary Engineering	10	863.41	10	863.41	80	6,907.30			8,634.12
Right of Way	10	0.00	10	0.00	80	0.00			0.00
Construction	10	65,929.80	10	65,929.80	80	527,438.40			659,298.00
Construction Engineering	10	4,317.50	10	4,317.50	80	34,540.00			43,175.00
PROJECT SHARES		$71,110.71		$71,110.71		$568,885.70		$	$711,107.12
Total Cost of Additional Work Requested by Municipality (Below)		$1,000,000.00							
TOTAL ESTIMATED MUNICIPAL SHARE (Receivable Amount)		$1,071,110.71							

(Check if applicable)

☒ **Additional Work as outlined in Appendix C to this Agreement.**

Funding Outline: The Municipality agrees to pay 100% of the costs for the work outlined below.

Additional Work	Cost: 100% Municipal Share
Middle Street structures (Manholes): 4 rebuilds and 5 adjustments	$12,500.00
Middle Street ADA/Pedestrian Improvements	$47,500.00
Temple Street structures (Manholes): 1 rebuild and 4 adjustments	$6,000.00
Temple Street ADA/Pedestrian Improvements	$54,000.00
Spring Street structures (Manholes): 1 rebuild and 5 adjustments	$7,500.00
Spring Street ADA/Pedestrian Improvements	$75,000.00
Spring Street Reconstruction: Center Barrier removal and curb realignment	$797,500.00
TOTAL COST OF ADDITIONAL WORK REQUESTED BY MUNICIPALITY	$1,000,000.00

Payment:

The Municipality shall submit payment to the Department within 30 days from the invoice date.

1. Prior to award of the contract for Project construction, the Municipality will be invoiced a portion of its share of the cost of the Project. Invoicing will include the following:
   a. 100% of the local share of the Preliminary Engineering and Right of Way costs; plus
   b. Fifty percent (50%) of the local share of the Construction and Construction Engineering cost based on the total bid price of the Project; plus
   c. 80% of all additional work requested by the Municipality (when applicable).
2. Final Voucher Payment to the Contractor. A final bill will be created following the Department's final voucher payment to the Contractor, after all quantities are verified, and any required adjustments have been made. The cost of the work for which the Department will bill the Municipality shall be determined by the contract prices and the completed quantities of the work items or, in the event of termination, the local share of Project development cost to the point of termination as stipulated above. The final invoice will include the Municipality's share of any remaining costs.

Payment Schedule: The Municipal Payment Schedule shown below includes estimated invoicing dates based upon the estimated schedule and estimated cost of the Project:

Entity Name	Payment Amount	Estimated Invoice Date
City of Portland	$835,987.06	May 2015
City of Portland	$235,123.65	Dec 2016

APPENDIX C
Additional Work

MAINE DEPARTMENT OF TRANSPORTATION
MUNICIPAL/STATE AGREEMENT
Transportation Improvement Project

MUNICIPALITY OF PORTLAND

PROPOSED IMPROVEMENTS TO Spring, Temple & Middle Streets

FEDERAL AID PROJECT NO. STP-2025(600)
STATE PROJECT IDENTIFICATION NUMBER (WIN) 20256.00

1. **Description of Work Being Added to Project By The Municipality:**
   Extensive reconstruction of portions of Spring, Middle and Temple streets. Removal of center barrier and realignment of curb to narrow road. New streetscape and pedestrian and ADA compliance improvements.

2. **The Municipality agrees to furnish all plans, specifications and estimates necessary to include additional work under the Project; No ☐ - *Disregard this Section,* or Yes ☒ - as follows:**

   a) All plans and specifications shall conform to the standards used by the Department as set forth in the latest version of its *"Highway Design Guide" and "Standard Details for Highways and Bridges"* and comply with the Department's Utility Accommodation Policy as set forth in its *"Policy On Above Ground Utility Locations".*

   b) All plans shall be size "D" drawings measuring 22 inches by 36 inches reproducible in black and white print.

   c) All specifications shall be printed on 8-1/2 inch wide by 11 inch long paper suitable for binding in the Department's proposal book.

   d) The Municipality shall provide a detailed engineer's estimate of the cost of such additional work calculated in a manner acceptable to the Department and allowable for bidding. The Municipality agrees that all cost information developed for such bidding shall be kept confidential pursuant to the provisions of Title 23 of the Maine Revised Statutes Annotated (M.R.S.A.) Section 63.

   e) The Municipality shall obtain all permits, licenses, releases and approvals necessary or incidental to the additional work described in Section 1 above.

   f) The submission of all plans, specifications and estimates; as well as all permits, licenses, releases and approvals shall be done in such a timely manner as not to unreasonably delay the Department's schedule for soliciting bids to construct the Project.

g) The Municipality may utilize the electronic exchange of CADD data; the Municipality must accept pertinent electronic input data as specified by the Department. A copy of the Department's specifications can be found on its website under Business and CADD support. It is the responsibility of the Municipality to translate this data into other formats required for use in their design software.

3. **Following solicitation of competitive bids for the Project under Paragraph D of the Agreement; but before award of a contract to construct the Project that includes additional work as described in Section 1 above; action must be taken by the Municipality:**

   a) If the bid price received for such additional work exceeds the detailed engineers estimate by any more than ten (10%) percent, the Municipality may reject such bid price by notifying the Department in writing within five (5) business days following the opening of such bids. The Municipality may waive such right by doing so in writing anytime prior to or during such period. Otherwise, all decisions pertaining to the acceptance of bids and the award of any construction contract shall be the sole discretion of the Department.

   b) If the bid price for such additional work is acceptable to the Municipality, the Municipality shall pay the Department, an amount equal to the Municipality's share of the estimated cost of such additional work based upon the prices of the successful bidder. Following receipt of payment, the Department agrees to award a contract to construct the Project including the additional work.

   c) The parties agree that any additional adjustments to the amount of any payment or deposit made pursuant to the provisions of subparagraph b) above because of any differences between estimated and actual quantities which effects the actual cost of such additional work shall be due and payable upon determination of final quantities, unless the Department determines that the actual cost of such additional work is expected to differ measurably from the amount of such payment, due to changes in quantities placed or work performed during the period of construction.

Order 127-14/15
~~Tab 17 1-5-15~~
Tab 14 1-21-15

MICHAEL F. BRENNAN (MAYOR)
KEVIN J. DONOGHUE (1)
DAVID A. MARSHALL (2)
EDWARD J. SUSLOVIC (3)
JUSTIN COSTA (4)

CITY OF PORTLAND
IN THE CITY COUNCIL

DAVID H. BRENERMAN (5)
JILL C. DUSON (A/L)
JON HINCK (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

ORDER APPROVING TWO-PARTY AGREEMENTS BETWEEN THE CITY OF PORTLAND AND THE MAINE DEPARTMENT OF TRANSPORTATION RE: TRANSPORTATION SYSTEM IMPROVEMENTS

ORDERED, that the Acting City Manager is authorized to enter into two-party partnership agreements between the City of Portland and the Maine Department of Transportation (MaineDOT), in substantially the form attached, for the following City transportation system improvements:

- WIN #19389 – **MaineDOT Transportation Alternative Project**, Intersections of York and High, and Commercial and High Streets
- WIN #18718.00 – **Portland Area Comprehensive Transportation System 16/18,** York Street
- WIN #20282.00 – **MaineDOT Arterial Paving Project** Route 1A (Commercial and Franklin Streets); and

BE IT FURTHER ORDERED, that the Acting City Manager is hereby authorized to sign the two-party agreements and any other documents necessary to effect the purpose of this order.

MEMORANDUM
City Council Agenda Item

TO: City Council

FROM: Michael Bobinsky, Director of Public Services

DATE: December 23, 2014 REVISED Dec 30, 2014

DISTRIBUTION: Sheila Hill-Christian, Acting City Manager
Michael Brennan, Mayor
Danielle West-Chuta, Corporation Counsel
Sonia Bean, Executive Assistant
Nancy English, Admin. Asst. to Corporation Counsel

SUBJECT: Order to approve MaineDOT/City agreements for three (3) 2015 Projects

SPONSOR: Sheila Hill-Christian, Acting City Manager

COUNCIL MEETING DATE ACTION IS REQUESTED:
1st reading___Jan. 5, 2015______ **Final Action**___Jan 21, 2015_________

Can action be taken at a later date: ____ **Yes** __X__ **No (If no why not?)**
Action must occur swiftly in order for MaineDOT to advance their bid packages and begin work in a timely fashion. The 2015 projects have significant impact on Downtown activities and without an early start we risk extending the work into 2016.

PRESENTATION: N/A

I. SUMMARY OF ISSUE (Agenda Description)

The Department of Public Services and Maine Dept. of Transportation (MaineDOT) request approval to enter into three (3) two-party agreements to proceed with bundling the projects into one 2015 construction contract. The total value of investment is estimated to be $2,046,500 and the Local cash portion is estimated to be $961,300. Local funding was appropriated in the FY14 and FY15 CIP. Previous authorization for two of these projects occurred through City Council Orders #222-11/12 and #15-14/15, and the third authorization is via FY15 CIP appropriation. The Local cost obligation for this bundled project is slightly reduced from prior estimates.

II. REASON FOR SUBMISSION (Summary of Issue/Background)

MaineDOT cannot proceed with final design and bid document preparation without these agreements being executed. Failure to execute agreements could result in deferral or elimination of highly leveraged funding for these MaineDOT and PACTS projects.

III. INTENDED RESULT

Execution of these agreements allows for:

1) MaineDOT Arterial pavement preservation on Route 1A:
   a) Commercial St from Beach to Franklin
   b) Franklin St between Commercial and Middle
2) MaineDOT Transportation Alternatives project:
   a) Intersections of Commercial at High and York at High
3) PACTS 16/18 Bicycle/Pedestrian TIP project:
   a) York St sidewalk and pedestrian signal

In addition to MaineDOT Arterial pavement preservation, the City is making significant improvements to traffic and pedestrian infrastructure along the Commercial St Corridor.

IV. COUNCIL GOAL ADDRESSED

From the Capital Improvement Plan Scoring Criteria, these projects would rate highly in these categories: (B) Impact of Service to the Public; (C) Asset Maintenance Need; (D) Funding Source; and (E) Budget Impact.

V. FINANCIAL IMPACT

The total value of the projects is currently estimated at $2,046,500 and the Local investment is estimated up to $961,300 of that total. The Local funds required are less than previous estimates, and are appropriated in the FY14 and FY15 CIP.

Project	CIP account	Current Local Cost	Prior Local Cost Estimate
Commercial and Franklin Street paving	C15104	$890,000	$900,000
Commercial at High and York at High Intersections	C14114	$42,700	$29,600
York St sidewalk and ped signals	C14114	$28,600	$35,750
	Totals:	*$961,300*	*$965,350*

VI. STAFF ANALYSIS & RECOMMENDATION

These projects have been specifically identified, vetted, authorized, and funded by prior City Council actions. The Department of Public Services has communicated extensively with Portland Downtown District to raise awareness and develop specific elements of the intended work plan. Existing CIP funds have been dedicated to the implementation of these projects and they should proceed without delay.

VII. LIST ATTACHMENTS

Two-party agreements for:

- Route 1A (Commercial and Franklin Streets) - (WIN #20282.00)
- Intersections of York/High and Commercial/High - (WIN #19389.00)
- York Street - (WIN #18718.00)

Prepared by:

Katherine Earley, PE
Engineering Services Manager

______________________________ ______________________

Signature Date

MaineDOT use only
TEDOCS #:
CT #:
CSN #:
PROGRAM:

MaineDOT

MAINE DEPARTMENT OF TRANSPORTATION

MUNICIPAL/STATE AGREEMENT

PROPOSED IMPROVEMENTS TO: ROUTE 1A (COMMERCIAL & FRANKLIN STREETS)

(MaineDOT Use Only)

Project Location: Portland	Estimated Municipal Share: $890,000.00
State WIN #: 20282.00	Vendor Customer #: 17A12144
Federal Aid Project #: NHP-2028(200)	Agreement Begin Date: ______________
	Agreement End Date: (3 years from the date last signed below)

This Agreement is entered into between the Maine Department Of Transportation (hereafter the "Department") and the City of Portland, a municipal corporation located in the County of Cumberland (hereafter the "Municipality") (hereinafter the "Parties") regarding the planning, development, design, right of way, construction, cost sharing and reimbursement for a project to make improvements to Route 1A (Commercial & Franklin Streets), in Portland, Maine, (hereafter Project) as follows:

The following checked appendices are hereby incorporated into this Agreement by reference:

- ☒ Appendix A – Project scope, cost sharing, and payment schedule
- ☐ Appendix B – Bicycle/Pedestrian Facility Maintenance
- ☐ Appendix B – Landscape Maintenance
- ☐ Appendix B – Lighting/Flashing Beacon Operation and Maintenance
- ☐ Appendix B – Traffic Signal Operation and Maintenance
- ☐ Appendix B – Bridge Lighting/Approach Lighting Maintenance & Snow Plowing
- ☒ Appendix C – Additional work requested by Municipality

A. The Department agrees to procure and administer a contract to construct the Project in accordance with the plans and specifications developed by the Department and, subject to Department approval. This would include any additional plans, specifications and estimates furnished by the Municipality. Please refer to Appendix A of this Agreement for the outline of the scope, limits of work and cost sharing.

B. The Department shall be the sole administrator of this contract. The Department will pay all project costs, subject to cost sharing by the Municipality, when applicable, as specified in this agreement. Neither the Department nor its contractors will be required to pay for inspections and permits from the Municipality.

C. The Department reserves the right to terminate the Project for any reason prior to the award of a contract to construct the Project. The Department also reserves the right to terminate all provisions pertaining to work requested by the Municipality at any time prior to the award of a contract to construct the Project because of any failure by the Municipality to meet any of the conditions and stipulations set forth in this Agreement.

D. Upon acceptance of plans, specifications and estimates, the Department shall solicit competitive bids for the Project. Upon acceptance of the lowest acceptable responsive, responsible bid to construct the Project and fulfillment of all terms set forth herein, the Department will submit the information to the Municipality, who will have up to five (5) business days to review the information and notify the Department of any questions or concerns. If the Department is not presented with any questions or concerns during the time allotted all decisions pertaining to the acceptance of the bids, the award and administration of the contract and all payments thereunder shall be the sole discretion of the Department.

E. The Municipality, at its election, may request that changes be made or work added to the Project during the period of construction, provided the Municipality agrees in writing to pay any additional cost plus an amount not to exceed ten (10%) percent of such construction cost to cover all necessary engineering, inspection and administrative costs associated therewith, unless specified otherwise. All such requests shall be subject to approval by the Department. In the event that such changes or work are approved for federal participation in the cost thereof, such additional cost may be reduced to the non-federal share.

F. The Municipality agrees to allow the Department's contractor to control all traffic through the work areas in accordance with the Traffic Control Plan approved by the Department. The development of the Traffic Control Plan will follow the process outlined below: **The Department has met regularly with the City of Portland and allowed them to have input on our contract windows and work times. They are agreeable to day work and maintaining two-way traffic,**

1. The PM will submit the project for Traffic Analysis and Movement Evaluation (TAME), when possible, approximately one year prior to advertisement. Once the results are received, the PM/Regional Traffic Engineer will discuss the proposed project with the Municipality (scope, limits, day or night work, work window, etc).

2. The Municipality will comment on their concerns/issues (two week timeframe allowed).

3. The PM & Designer will incorporate these comments where practical based on engineering judgment.

4. If the Municipality desires, a meeting will be held prior to PS&E to review the project design, Special Provision 105 – Limitations of Operations, Special Provision 107 - Time, etc.

5. The Municipality will have the opportunity to review and comment.

G. The Municipality agrees to alter, move, relocate or remove, or cause to be, at no cost to the Project, any municipal property, including all fixtures, facilities or monuments, located on, under or above the ground, as necessary to permit construction of the Project, which has not otherwise been provided for during the development of the Project. Any work necessary to do so during the period of construction shall be coordinated with the contractor for the Project.

H. The Municipality will, at no cost to the Department, assure proper adjustment, relocation, or repair of any portion of a service, whether above or below ground, that is located within the limits of the highway right-of-way and connected to any municipal utility, which might become necessary to permit construction of the Project. The Municipality agrees to hold the Department harmless from any claims for damages occurring as a result thereof.

I. The Municipality agrees that during and after construction it will apply the requirements of the most recent version of the Department's "Utility Accommodation Policy" as the minimum guidelines not withstanding any municipal rules that are more lenient.

J. To the extent that it is statutorily responsible therefore, the Municipality agrees to provide utilities, and to maintain all improvements and fixtures constructed, installed or furnished as a part of the Project in such a manner as necessary to preserve the use and function thereof for the expected period of their normal useful life as determined by accepted engineering and/or industry standards. To the extent any warranty exists for said improvements or fixtures, said warranty shall be first relied on by MaineDOT to address maintenance and/or repairs described in this paragraph.

K. The Municipality agrees that except for an emergency, or as allowed in § 3351-A, it will prohibit the excavation of the highway within the limits of the Project for a period of at least three (3) years after completion of the Project, and agrees to make all necessary notifications to abutters and occupants of the highway as otherwise required of any city government under the provisions of 23 M.R.S.A. § 3351. Thereafter, all future excavations within the right-of-way of the Project shall be regulated and controlled in the manner specified by the Department in its most recent *"Rules, Regulations and Policies for Highway Openings"*, which is incorporated herein and made a part hereof by reference.

L. The Municipality will be responsible to keep new or replaced/rehabilitated pedestrian facilities in usable condition.

M. The Municipality agrees to keep the right-of-way of the Project inviolate from all encroachments and agrees to remove, or cause to be removed, anything that may encroach thereon.

N. When applicable the Municipality agrees to regulate all entrances to the highway within the limits of the Project in accordance with the provisions of 23 M.R.S.A. § 704.

O. The Municipality with city council approval agrees to limit all on-street parking to the parking spaces as designed and constructed under the Project.

P. The Department shall have all of its common law, equitable and statutory rights of set-off. These rights shall include, but not be limited to the Department's option to withhold for the purposes of set-off any monies owed to the Municipality with regard to this Agreement and any other agreement with the Department, including any agreement for a term commencing prior to the term of this Agreement, plus any amounts owed to the Municipality for any other contract with any State of Maine department or agency.

Q. To the extent permitted by law, the Municipality shall indemnify, defend and hold harmless the Department, its officers, agents and employees from all claims, suits or liabilities arising from any negligent or wrongful act, error or omission by the Municipality, its officials, employees, agents, consultants or contractors. Nothing herein shall waive any defense, immunity or limitation of liability that may be available to either party under the Maine Tort Claims Act (14 M.R.S. Section 8101 et seq.) or any other privileges or immunities provided by law. *Any other provision of this agreement to the contrary notwithstanding, this provision shall survive any termination or expiration of this Agreement.*

R. The Department may postpone, suspend, abandon or otherwise terminate this Agreement upon thirty (30) days written notice to the Municipality and in no event shall any such action be deemed a breach

of contract. Postponement, suspension, abandonment or termination may be taken for any reason by the Department or specifically as the result of any failure by the Municipality to perform any of the services required under this Agreement to the satisfaction of the Department.

In the event of Project termination, all provisions of this Agreement shall become null and void except for those set forth under ***Appendices A and C, if attached to this Agreement, as well as those provisions that by their very nature are intended to survive.***

S. The Municipality certifies, by signing this Agreement, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal department or agency. If the Municipality is unable to certify to this statement, it shall attach an explanation to this Agreement. The Municipality shall promptly notify MaineDOT if it or its principals becomes debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

T. The Parties agree to: comply with and abide by all applicable State and Federal laws, statutes, rules, regulations, standards and guidelines, including the MUTCD and OSHA standards, and Agreement provisions; avoid hindering each other's performance; fulfill all obligations diligently; and cooperate in achievement of the intent of this Agreement.

U. All provisions of this Agreement, ***except those provided above in Paragraphs J-Q and those that by their very nature are intended to survive***, shall expire at Project final voucher, or upon final payment by the Municipality of any Project costs as hereinbefore provided, whichever occurs later.

V. Anything herein to the contrary notwithstanding, the Municipality acknowledges and agrees that although the execution of this agreement by the Department manifests its intent to honor its terms and to seek funding to fulfill any obligations arising hereunder, by law any such obligations are subject to available budgetary appropriations by the Maine Legislature and, therefore, this agreement does not create any obligation on behalf of MaineDOT in excess of such appropriations.

W. No assignment of this agreement is contemplated, and in no event shall any assignment be made without the express written permission of the Department.

IN WITNESS WHEREOF, the Parties hereto have executed this AGREEMENT in duplicate effective on the day and date last signed below.

City of Portland	MAINE DEPARTMENT OF TRANSPORTATION
By: ______________________	By: ______________________
Sheila Hill-Christian, Acting City Manager	William A. Pulver, Director Bureau of Project Development
______________________ (Date Signed)	______________________ (Date Signed)

I certify that the signature above is true and accurate. I further certify that the signature, if electronic: (a) is intended to have the same force as a manual signature; (b) is unique to myself; (c) is capable of verification; and (d) is under the sole control of myself.

APPENDIX A

PROJECT SCOPE AND COST SHARING

MAINE DEPARTMENT OF TRANSPORTATION

MUNICIPAL/STATE AGREEMENT

Transportation Improvement Project

MUNICIPALITY OF PORTLAND

PROPOSED IMPROVEMENTS TO: Route 1A (Commercial & Franklin Streets)

FEDERAL AID PROJECT NO. NHP-2028(200)
STATE PROJECT IDENTIFICATION NUMBER (WIN) 20282.00

Project Scope: To Mill & Fill Route 1A, Beginning 1900' south of the intersection of HIGH ST and extending northerly 1.22 miles on ROUTE 1A (Commercial St. & Franklin St.) to the intersection of Franklin Street & Middle Street.

Funding Outline: The Total Project Estimated Cost is $1,690,000.00 and the Parties agree to share costs through all stages of the Project under the terms outlined below.

Work Element	Municipal Share		State Share		Federal Share: MPO Portion		Federal Share: MaineDOT Portion		Total Cost
	%	$	%	$	%	$	%	$	$
Preliminary Engineering			20	4,000.00			80	16,000.00	$20,000.00
Right of Way			20	0.00			80	0.00	$0.00
Construction			20	146,000.00			80	584,000.00	$730,000.00
Construction Engineering			20	10,000.00			80	40,000.00	$50,000.00
PROJECT SHARES				$160,000.00				$640,000.00	$800,000.00
Total Cost of Additional Work Requested by Municipality (Below)	100	$890,000.00							
TOTAL ESTIMATED MUNICIPAL SHARE (Receivable Amount)		$890,000.00							

(Check if applicable)

☒ **Additional Work as outlined in Appendix C to this Agreement.**

Funding Outline: The Municipality agrees to pay 100% of the costs for the work outlined below.

Additional Work	Cost: 100% Municipal Share
Structures: 3 catch basin rebuilds and 33 manhole adjustments	$35,000.00
Pavement Markings	$265,000.00
ADA/Pedestrian Upgrades	$300,000.00
Traffic Signal Upgrades	$290,000.00
TOTAL COST OF ADDITIONAL WORK REQUESTED BY MUNICIPALITY	$890,000.00

Payment:

The Municipality shall submit payment to the Department within 30 days from the invoice date.

1. Prior to award of the contract for Project construction, the Municipality will be invoiced a portion of its share of the cost of the Project. Invoicing will include the following:

   80% of all additional work requested by the Municipality (when applicable).

2. Final Voucher Payment to the Contractor. A final bill will be created following the Department's final voucher payment to the Contractor, after all quantities are verified, and any required adjustments have been made. The cost of the work for which the Department will bill the Municipality shall be determined by the contract prices and the completed quantities of the work items or, in the event of termination, the local share of Project development cost to the point of termination as stipulated above. The final invoice will include the Municipality's share of any remaining costs.

Payment Schedule: The Municipal Payment Schedule shown below includes estimated invoicing dates based upon the estimated schedule and estimated cost of the Project:

Entity Name	Payment Amount	Estimated Invoice Date
City of Portland	$712,000.00	May 2015
City of Portland	$178,000.00	Dec 2015

APPENDIX C
Additional Work

MAINE DEPARTMENT OF TRANSPORTATION
MUNICIPAL/STATE AGREEMENT
Transportation Improvement Project

MUNICIPALITY OF PORTLAND

PROPOSED IMPROVEMENTS TO Route 1A (Commercial & Franklin Streets)

FEDERAL AID PROJECT NO. NHP-2028(200)
STATE PROJECT IDENTIFICATION NUMBER (WIN) 20282.00

1. **Description of Work Being Added to Project By The Municipality:**
   The work to be done will include manhole adjustments, upgraded pavement markings, ADA and pedestrian improvements at several intersections along the Route 1A corridor, and upgraded traffic signals at 5 intersections.

2. **The Municipality agrees to furnish all plans, specifications and estimates necessary to include additional work under the Project; No ☒ - *Disregard this Section,* or Yes ☐ - as follows:**

   a) All plans and specifications shall conform to the standards used by the Department as set forth in the latest version of its *"Highway Design Guide" and "Standard Details for Highways and Bridges"* and comply with the Department's Utility Accommodation Policy as set forth in its *"Policy On Above Ground Utility Locations".*

   b) All plans shall be size "D" drawings measuring 22 inches by 36 inches reproducible in black and white print.

   c) All specifications shall be printed on 8-1/2 inch wide by 11 inch long paper suitable for binding in the Department's proposal book.

   d) The Municipality shall provide a detailed engineer's estimate of the cost of such additional work calculated in a manner acceptable to the Department and allowable for bidding. The Municipality agrees that all cost information developed for such bidding shall be kept confidential pursuant to the provisions of Title 23 of the Maine Revised Statutes Annotated (M.R.S.A.) Section 63.

   e) The Municipality shall obtain all permits, licenses, releases and approvals necessary or incidental to the additional work described in Section 1 above.

   f) The submission of all plans, specifications and estimates; as well as all permits, licenses, releases and approvals shall be done in such a timely manner as not to unreasonably delay the Department's schedule for soliciting bids to construct the Project.

g) The Municipality may utilize the electronic exchange of CADD data; the Municipality must accept pertinent electronic input data as specified by the Department. A copy of the Department's specifications can be found on its website under Business and CADD support. It is the responsibility of the Municipality to translate this data into other formats required for use in their design software.

3. **<u>Following solicitation of competitive bids for the Project under Paragraph D of the Agreement; but before award of a contract to construct the Project that includes additional work as described in Section 1 above; action must be taken by the Municipality:</u>**

   a) If the bid price received for such additional work exceeds the detailed engineers estimate by any more than ten (10%) percent, the Municipality may reject such bid price by notifying the Department in writing within five (5) business days following the opening of such bids. The Municipality may waive such right by doing so in writing anytime prior to or during such period. Otherwise, all decisions pertaining to the acceptance of bids and the award of any construction contract shall be the sole discretion of the Department.

   b) If the bid price for such additional work is acceptable to the Municipality, the Municipality shall pay the Department, an amount equal to the Municipality's share of the estimated cost of such additional work based upon the prices of the successful bidder. Following receipt of payment, the Department agrees to award a contract to construct the Project including the additional work.

   c) The parties agree that any additional adjustments to the amount of any payment or deposit made pursuant to the provisions of subparagraph b) above because of any differences between estimated and actual quantities which effects the actual cost of such additional work shall be due and payable upon determination of final quantities, unless the Department determines that the actual cost of such additional work is expected to differ measurably from the amount of such payment, due to changes in quantities placed or work performed during the period of construction.

MaineDOT use only
TEDOCS #:
CT #:
CSN #:
PROGRAM:

MaineDOT

MAINE DEPARTMENT OF TRANSPORTATION
MUNICIPAL/STATE AGREEMENT

PROPOSED IMPROVEMENTS TO: Intersections of York/High and Commercial/High Streets

(MaineDOT Use Only)

Project Location: Portland	Estimated Municipal Share: $42,700.00
State WIN #: 19389.00	Vendor Customer #: 17A12144
Federal Aid Project #: STP - 1938(900)	Agreement Begin Date: ______________
	Agreement End Date: (3 years from the date last signed below)

This Agreement is entered into between the Maine Department Of Transportation (hereafter the "Department") and the City of Portland, a municipal corporation located in the County of Cumberland (hereafter the "Municipality") (hereinafter the "Parties") regarding the planning, development, design, right of way, construction, cost sharing and reimbursement for a project to make improvements to Intersections of York/High and Commercial/High streets, in Portland, Maine, (hereafter Project) as follows:

The following checked appendices are hereby incorporated into this Agreement by reference:

- ☒ Appendix A – Project scope, cost sharing, and payment schedule
- ☐ Appendix B – Bicycle/Pedestrian Facility Maintenance
- ☐ Appendix B – Landscape Maintenance
- ☐ Appendix B – Lighting/Flashing Beacon Operation and Maintenance
- ☐ Appendix B – Traffic Signal Operation and Maintenance
- ☐ Appendix B – Bridge Lighting/Approach Lighting Maintenance & Snow Plowing
- ☐ Appendix C – Additional work requested by Municipality

A. The Department agrees to procure and administer a contract to construct the Project in accordance with the plans and specifications developed by the Department and, subject to Department approval. This would include any additional plans, specifications and estimates furnished by the Municipality. Please refer to Appendix A of this Agreement for the outline of the scope, limits of work and cost sharing.

B. The Department shall be the sole administrator of this contract. The Department will pay all project costs, subject to cost sharing by the Municipality, when applicable, as specified in this agreement. Neither the Department nor its contractors will be required to pay for inspections and permits from the Municipality.

C. The Department reserves the right to terminate the Project for any reason prior to the award of a contract to construct the Project. The Department also reserves the right to terminate all provisions pertaining to work requested by the Municipality at any time prior to the award of a contract to construct the Project because of any failure by the Municipality to meet any of the conditions and stipulations set forth in this Agreement.

D. Upon acceptance of plans, specifications and estimates, the Department shall solicit competitive bids for the Project. Upon acceptance of the lowest acceptable responsive, responsible bid to construct the Project and fulfillment of all terms set forth herein, the Department will submit the information to the Municipality, who will have up to five (5) business days to review the information and notify the Department of any questions or concerns. If the Department is not presented with any questions or concerns during the time allotted all decisions pertaining to the acceptance of the bids, the award and administration of the contract and all payments thereunder shall be the sole discretion of the Department.

E. The Municipality, at its election, may request that changes be made or work added to the Project during the period of construction, provided the Municipality agrees in writing to pay any additional cost plus an amount not to exceed ten (10%) percent of such construction cost to cover all necessary engineering, inspection and administrative costs associated therewith, unless specified otherwise. All such requests shall be subject to approval by the Department. In the event that such changes or work are approved for federal participation in the cost thereof, such additional cost may be reduced to the non-federal share.

F. The Municipality agrees to allow the Department's contractor to control all traffic through the work areas in accordance with the Traffic Control Plan approved by the Department. The development of the Traffic Control Plan will follow the process outlined below: **The Department has met regularly with the City of Portland and allowed them to have input on our contract windows and work times. They are agreeable to day work with alternating one way traffic.**

1. The PM will submit the project for Traffic Analysis and Movement Evaluation (TAME), when possible, approximately one year prior to advertisement. Once the results are received, the PM/Regional Traffic Engineer will discuss the proposed project with the Municipality (scope, limits, day or night work, work window, etc).

2. The Municipality will comment on their concerns/issues (two week timeframe allowed).

3. The PM & Designer will incorporate these comments where practical based on engineering judgment.

4. If the Municipality desires, a meeting will be held prior to PS&E to review the project design, Special Provision 105 – Limitations of Operations, Special Provision 107 - Time, etc.

5. The Municipality will have the opportunity to review and comment.

G. The Municipality agrees to alter, move, relocate or remove, or cause to be, at no cost to the Project, any municipal property, including all fixtures, facilities or monuments, located on, under or above the ground, as necessary to permit construction of the Project, which has not otherwise been provided for during the development of the Project. Any work necessary to do so during the period of construction shall be coordinated with the contractor for the Project.

H. The Municipality will, at no cost to the Department, assure proper adjustment, relocation, or repair of any portion of a service, whether above or below ground, that is located within the limits of the highway right-of-way and connected to any municipal utility, which might become necessary to permit construction of the Project. The Municipality agrees to hold the Department harmless from any claims for damages occurring as a result thereof.

I. The Municipality agrees that during and after construction it will apply the requirements of the most recent version of the Department's "Utility Accommodation Policy" as the minimum guidelines not withstanding any municipal rules that are more lenient.

J. To the extent that it is statutorily responsible therefore, the Municipality agrees to provide utilities, and to maintain all improvements and fixtures constructed, installed or furnished as a part of the Project in such a manner as necessary to preserve the use and function thereof for the expected period of their normal useful life as determined by accepted engineering and/or industry standards. To the extent any warranty exists for said improvements or fixtures, said warranty shall be first relied on by MaineDOT to address maintenance and/or repairs described in this paragraph.

K. The Municipality agrees that except for an emergency, or as allowed in § 3351-A, it will prohibit the excavation of the highway within the limits of the Project for a period of at least three (3) years after completion of the Project, and agrees to make all necessary notifications to abutters and occupants of the highway as otherwise required of any city government under the provisions of 23 M.R.S.A. § 3351. Thereafter, all future excavations within the right-of-way of the Project shall be regulated and controlled in the manner specified by the Department in its most recent *"Rules, Regulations and Policies for Highway Openings"*, which is incorporated herein and made a part hereof by reference.

L. The Municipality will be responsible to keep new or replaced/rehabilitated pedestrian facilities in usable condition.

M. The Municipality agrees to keep the right-of-way of the Project inviolate from all encroachments and agrees to remove, or cause to be removed, anything that may encroach thereon.

N. When applicable the Municipality agrees to regulate all entrances to the highway within the limits of the Project in accordance with the provisions of 23 M.R.S.A. § 704.

O. The Municipality with city council approval agrees to limit all on-street parking to the parking spaces as designed and constructed under the Project.

P. The Department shall have all of its common law, equitable and statutory rights of set-off. These rights shall include, but not be limited to the Department's option to withhold for the purposes of set-off any monies owed to the Municipality with regard to this Agreement and any other agreement with the Department, including any agreement for a term commencing prior to the term of this Agreement, plus any amounts owed to the Municipality for any other contract with any State of Maine department or agency.

Q. To the extent permitted by law, the Municipality shall indemnify, defend and hold harmless the Department, its officers, agents and employees from all claims, suits or liabilities arising from any negligent or wrongful act, error or omission by the Municipality, its officials, employees, agents, consultants or contractors. Nothing herein shall waive any defense, immunity or limitation of liability that may be available to either party under the Maine Tort Claims Act (14 M.R.S. Section 8101 et seq.) or any other privileges or immunities provided by law. *Any other provision of this agreement to the contrary notwithstanding, this provision shall survive any termination or expiration of this Agreement.*

R. The Department may postpone, suspend, abandon or otherwise terminate this Agreement upon thirty (30) days written notice to the Municipality and in no event shall any such action be deemed a breach of contract. Postponement, suspension, abandonment or termination may be taken for any reason by the Department or specifically as the result of any failure by the Municipality to perform any of the services required under this Agreement to the satisfaction of the Department.

In the event of Project termination, all provisions of this Agreement shall become null and void except for those set forth under ***Appendices A and C, if attached to this Agreement, as well as those provisions that by their very nature are intended to survive.***

S. The Municipality certifies, by signing this Agreement, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal department or agency. If the Municipality is unable to certify to this statement, it shall attach an explanation to this Agreement. The Municipality shall promptly notify MaineDOT if it or its principals becomes debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

T. The Parties agree to: comply with and abide by all applicable State and Federal laws, statutes, rules, regulations, standards and guidelines, including the MUTCD and OSHA standards, and Agreement provisions; avoid hindering each other's performance; fulfill all obligations diligently; and cooperate in achievement of the intent of this Agreement.

U. All provisions of this Agreement, ***except those provided above in Paragraphs J-Q and those that by their very nature are intended to survive***, shall expire at Project final voucher, or upon final payment by the Municipality of any Project costs as hereinbefore provided, whichever occurs later.

V. Anything herein to the contrary notwithstanding, the Municipality acknowledges and agrees that although the execution of this agreement by the Department manifests its intent to honor its terms and to seek funding to fulfill any obligations arising hereunder, by law any such obligations are subject to available budgetary appropriations by the Maine Legislature and, therefore, this agreement does not create any obligation on behalf of MaineDOT in excess of such appropriations.

W. No assignment of this agreement is contemplated, and in no event shall any assignment be made without the express written permission of the Department.

IN WITNESS WHEREOF, the Parties hereto have executed this AGREEMENT in duplicate effective on the day and date last signed below.

City of Portland	MAINE DEPARTMENT OF TRANSPORTATION
By: ______________________	By: ______________________
Sheila Hill-Christian, Acting City Manager	William A. Pulver, Director Bureau of Project Development
______________________ (Date Signed)	______________________ (Date Signed)

I certify that the signature above is true and accurate. I further certify that the signature, if electronic: (a) is intended to have the same force as a manual signature; (b) is unique to myself; (c) is capable of verification; and (d) is under the sole control of myself.

APPENDIX A

PROJECT SCOPE AND COST SHARING

MAINE DEPARTMENT OF TRANSPORTATION

MUNICIPAL/STATE AGREEMENT

Transportation Improvement Project

MUNICIPALITY OF PORTLAND

PROPOSED IMPROVEMENTS TO: Intersections of York/High and Commercial/High Streets
FEDERAL AID PROJECT NO. STP - 1938(900)
STATE PROJECT IDENTIFICATION NUMBER (WIN) 19389.00

Project Scope: Pedestrian and ADA Improvements at the intersections of Commercial/High and York/High Streets. New pedestrian landings, signals and crosswalk for crossing Commercial at High and York at High. Also construct new sidewalk in gap from GMRI to Hobson's wharf on Commercial Street and on east side of High Street.

Funding Outline: The Total Project Estimated Cost is $213,500.00, and the Parties agree to share costs through all stages of the Project under the terms outlined below.

Work Element	Municipal Share		State Share		Federal Share				Total Cost
					MPO Portion		MaineDOT Portion		
	%	$	%	$	%	$	%	$	$
Preliminary Engineering	20	5,000.00			80	20,000.00			25,000.00
Right of Way	20	100.00			80	400.00			500.00
Construction	20	37,000.00			80	148,000.00			185,000.00
Construction Engineering	20	600.00			80	2,400.00			3,000.00
PROJECT SHARES		$42,700.00				$170,800.00			$213,500.00
Total Cost of Additional Work Requested by Municipality (Below)		0.00							
TOTAL ESTIMATED MUNICIPAL SHARE (Receivable Amount)		$42,700.00							

(Check if applicable)

☒ **Additional Work as outlined in Appendix C to this Agreement.**

Funding Outline: The Municipality agrees to pay 100% of the costs for the work outlined below.

Additional Work	Cost: 100% Municipal Share
N/A	
TOTAL COST OF ADDITIONAL WORK REQUESTED BY MUNICIPALITY	

Payment:

The Municipality shall submit payment to the Department within 30 days from the invoice date.

1. Prior to award of the contract for Project construction, the Municipality will be invoiced a portion of its share of the cost of the Project. Invoicing will include the following:
   a. 100% of the local share of the Preliminary Engineering and Right of Way costs; plus
   b. Fifty percent (50%) of the local share of the Construction and Construction Engineering cost based on the total bid price of the Project; plus
   c. 100% of all additional work requested by the Municipality (when applicable).
2. Final Voucher Payment to the Contractor. A final bill will be created following the Department's final voucher payment to the Contractor, after all quantities are verified, and any required adjustments have been made. The cost of the work for which the Department will bill the Municipality shall be determined by the contract prices and the completed quantities of the work items or, in the event of termination, the local share of Project development cost to the point of termination as stipulated above. The final invoice will include the Municipality's share of any remaining costs.

Payment Schedule: The Municipal Payment Schedule shown below includes estimated invoicing dates based upon the estimated schedule and estimated cost of the Project:

Entity Name	Payment Amount	Estimated Invoice Date
City of Portland	$23,900.00	May 2015
City of Portland	$18,800.00	Dec 2015

Order 129-14/15
~~Tab 19 1-5-15~~
Tab 15 1-21-15

MICHAEL F. BRENNAN (MAYOR)
KEVIN J. DONOGHUE (1)
DAVID A. MARSHALL (2)
EDWARD J. SUSLOVIC (3)
JUSTIN COSTA (4)

CITY OF PORTLAND
IN THE CITY COUNCIL

DAVID H. BRENERMAN (5)
JILL C. DUSON (A/L)
JON HINCK (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

AMENDMENT TO PORTLAND CITY CODE
CHAPTER 24 SEWERS
RE: Stormwater Program

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE IN CITY COUNCIL ASSEMBLED AS FOLLOWS:

1. *That Chapter 24 of the Portland City Code is hereby amended to read as follows:*

Chapter 24 SEWERS*

***Cross reference(s)**--Buildings and building regulations, Ch. 6; disposal of wastes by food service establishments, § 11-26; land use, Ch. 14; streets, sidewalks and other public places, Ch. 25.

State law reference(s)--Sewers and drains, 30 M.R.S.A. § 4351 et seq.

Art. I. In General, §§ 24-1--24-15
Art. II. Sewer Construction, §§ 24-16--24-30
Art. III. Sewer Use Regulations, §§ 24-31--24-70
Art. IV. ~~Sewer Use~~Sanitary Sewer User and Industrial Pre-treatment Charges, §§ 24-71--24-77
Art. V. Stormwater Service and User Charges,

ARTICLE I. IN GENERAL

Sec. 24-1. ~~Reserved.~~Purpose

The city is responsible for the health and safety of the public and maintaining over 300 miles of sewer line comprised of the sanitary sewer and storm sewer lines themselves, catch basins, manholes, detention ponds, underground waste water storage facilities, and sewer pump stations.

The city maintains a sewer system in order to convey domestic wastewater and stormwater runoff from private and public property for treatment at the Publicly Owned Treatment Works.

The city maintains a stormwater drainage system in order to convey stormwater runoff away from private and public property to minimize flooding, reduce pollution discharge to waters of the State of Maine, and to control erosion of streams and channels.

The city council finds that funding the comprehensive wastewater and stormwater programs to properly operate this infrastructure should be equitably paid for by properties making use of sewer and stormwater services provided by the city according to costs incurred to provide those services.

Sec. 24-2. Definitions. ~~Reserved.~~

For the purposes of this chapter, all words shall have their normal meanings and such meanings as may be in common use in the field of wastewater treatment. Certain words are more particularly defined. For the purposes of this Chapter, the following terms shall have the following meanings.~~term:~~

Act shall mean the Federal Water Pollution Control Act, also known as the Clean Water Act, as amended, U.S.C. § 1251 et seq., and the regulations promulgated thereunder, as amended from time to time.

Building drain shall mean that part of the lowest horizontal piping of a drainage system which receives the discharge from soil, waste and other drainage pipes inside the walls of the building and conveys it to the building sewer, which begins eight (8) feet outside the outer face of the building wall.

Building sewer shall mean the extension from the building drain to the public sewer or other place of disposal.

Combined sewer shall mean a sewer conveying both stormwater and wastewater.

Department of Public Services shall mean the public works authority.

Discharge shall mean any spilling, leaking, pumping, pouring, emptying, dumping, disposing or other addition of pollutants

District shall mean the Portland Water District, a quasi-municipal corporation existing pursuant to Chapter 84 of the Private and Special Laws of Maine of 1975, as amended, with a business address of 225 Douglas Street, Portland, Maine.

Domestic wastewater shall mean the liquid wastes and liquid borne wastes discharged from the sanitary conveniences such as toilets, washrooms, urinals, sinks, showers, drinking fountains, home laundry rooms, kitchens, and floor drains essentially free of industrial wastes or toxic materials.

Industrial user shall mean a source of indirect discharge or any source which discharges industrial waste to the facility.

Industrial waste shall mean any liquid, gaseous, or solid waste substance, or a combination thereof, resulting from any process of industry, manufacturing, trade, or business or from the development or recovery of any natural resources.

Interceptor sewer shall mean a large sewer used to intercept a number of main or trunk sewers and convey wastewater and stormwater runoff to treatment or other disposal facilities.

National pollutant discharge elimination system or *NPDES permit* shall mean a permit issued pursuant to § 402 of the act, 33 USC § 1342, and M.R.S.A. Title 38, § 414-A.

Natural outlet shall mean any outlet into a watercourse, pond, ditch, lake or other body of surface or groundwater.

POTW (publicly owned treatment works) ("facility") shall mean the treatment works, as defined by § 212 of the act, operated by the Portland Water District. This definition includes any devices and systems used in the storage, treatment, recycling, disposal, and reclamation of wastewater consisting of domestic, commercial, municipal, and industrial wastes of a liquid nature. It also includes those sewers, pipes, pump stations and other conveyances which convey wastewater to the facility and may be owned by the city. For the purposes of this chapter, POTW shall also include any sewers that convey wastewater to the treatment works from persons who are, by permit, contract, or agreement with the city, users of the facility.

POTW treatment plant shall mean that portion of the facility designed to provide treatment (including recycling and reclamation) of wastewater, municipal wastewater, industrial waste, septage and holding water and other trucked-in wastes as allowed under the provisions of this article.

Private wastewater disposal system shall mean a treatment tank with the effluent discharging into a subsurface absorption area, or such other facilities as may be permitted under the procedures set forth in rules and regulations adopted by the state department of health and welfare pursuant to 22 M.R.S.A. § 42(3), and the city's plumbing code.

Private sewer system shall mean any sewer system within the city not owned by or constructed by a public authority.

Private wastewater treatment works shall mean all facilities other than private sewage disposal systems for treating and disposing of wastewater within the city not owned by a public authority. Private wastewater treatment works shall be distinct from private wastewater disposal systems as the effluent is discharged directly into surface water bodies. Private wastewater treatment works shall be licensed by the state department of environmental protection, in accordance with the provisions of 38 M.R.S.A. §§ 413, 414.

Public sewer shall mean a sewer directly owned, operated or controlled by the city or the Portland Water District.

Sanitary sewer shall mean a sewer, conveying either exclusively domestic wastewater and industrial waste or a sewer also conveying stormwater runoff together with ground and surface water that is not admitted intentionally.

Sewer shall mean a pipe or conduit for conveying liquid or liquid-carried waste.

Storm sewer shall mean a sewer for conveying stormwater runoff, groundwater, subsurface water, condensate, cooling water or other similar discharge but which excludes domestic wastewater and polluted industrial wastes.

Stormwater shall mean any stormwater runoff, snowmelt runoff, and surface runoff and drainage. "Storm water" shall have the same meaning as stormwater.

Stormwater drainage system shall mean any publicly owned or operated conveyance for stormwater, natural and human-made including, but not limited to, storm sewers, city and state roads including the Maine Turnpike and other physical works with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, culverts, human-made channels, swales, ditches, swamps, rivers, streams, creeks, brooks, reservoirs, ponds, drainage ways, inlets, pipes, head walls, lakes, properties, and improvements which transfer, control, convey or otherwise influence the movement of stormwater runoff and its discharge to and impact upon receiving waters.

Stormwater services shall mean the program and maintenance activities as well as the pipe, conduits, or other conveyances or facilities provided by the city including but not limited to necessary programs, improvements, or maintenance required to meet national pollutant discharge elimination system (NPDES) permits the city may hold or other regulatory or court imposed obligations on the city, or general maintenance of pipes, conduits or other facilities improvements and other unforeseen improvements necessary to provide stormwater service to the city.

Wastewater shall mean a combination of the liquid and water-carried wastes from residences, commercial buildings, institutions and industrial establishments, together with such ground, surface, and stormwater as may be present.

Watercourse shall mean a channel in which a flow of water occurs, either continuously or intermittently on a natural basis.

Westbrook Inter-Municipal Sewer Service Area shall mean the Domestic and sanitary sewage and waste water from the Riverside Street/Warren Avenue/Forest Avenue vicinity of Portland as defined on the plan to the Rules and Regulations enacted by the

Department of Public Services, and on file in the Department of Public ~~Works~~Services, intercepted by the District and delivered to the existing Westbrook Gorham Regional Treatment Plant for treatment.
(Ord. No. 263-96, 5-20-96; Ord. No. 97-03/04, 12-17-03)

\- - - - - -

Cross reference(s)--Definitions and rules of construction generally, § 1-2.

Reference - Council Order 54-02/03 § An Order Authorizing Three-Party Sewer Service Agreement with Portland Water District and City of Westbrook).

Sec. 24-3. ~~Reserved~~Administration.

(a) The director of public services shall establish rules and regulations governing the availability and use of city wastewater collection and treatment facilities and stormwater drainage system. The rules and regulations shall be consistent with federal law and ordinances. Said wastewater rules shall be enacted in conjunction with the Portland Water District prior to enactment.

(b) The rules shall be enacted in the same manner as the rules for solid waste disposal are promulgated, prescribed in section 12-105(b) and (b.1) of this Code, with the exception that the rules will go into effect twenty (20) days after enactment by the director unless stayed by action of the city council. Proposed rules shall be delivered to the council as a communication prior to enactment.
(Ord. No. 263-96, 5-20-96)

Sec. 24-4. Enforcement Agency.

The Department of Public Services or the Portland Water District as agent for the city and at the request of the Department of Public Services, shall administer and enforce the provisions of this chapter.
(Ord. No. 263-96, 5-20-96)
~~**Reserved.**~~

Sec. 24-5. Reserved.

Sec. 24-6. Reserved.

Sec. 24-7. Reserved.

Sec. 24-8. Reserved.

Sec. 24-9. Reserved.

Sec. 24-10. Reserved.

Sec. 24-11. Reserved.

Sec. 24-12. Reserved.

Sec. 24-13. Reserved.

Sec. 24-14. Reserved.

Sec. 24-15. Reserved.

ARTICLE II. SEWER CONSTRUCTION

Sec. 24-16. Accepted streets.

When any person owning property on an accepted street shall petition for the construction of a sewer in the street, such sewer may be constructed under one (1) of the following arrangements at the option of the petitioner, subject to the approval of the ~~public works authority~~Department of Public Services:

(a) Upon authorization by the city council, ~~the~~a sewer shall be constructed by the city, the cost of a ~~sanitary, combined or interceptor~~ sewer to be recovered in part as hereinafter provided; or

(b) The petitioner may cause ~~the~~a sewer to be built to the specifications of the ~~public works authority~~Department of Public Services and under his or her supervision, with or without regard to competitive bids. Upon completion of ~~the~~a sewer, the city shall be reimbursed in full for its costs, including engineering and inspection, and ~~the~~a sewer shall be deeded to the city as a public sewer at no cost to the city.

(Code 1968, § 704.1; Ord. No. 101-81, §§ 1--3, 9-21-81)

Sec. 24-17. Dedicated streets.

When any person owning property on a street, which prior to July 7, 1948, has been dedicated, constructed and used for public travel but has not been accepted by the city, shall petition for the construction of a sewer in the street, such sewer may be constructed under one (1) of the following arrangements at the option of the petitioner, subject to the approval of the ~~public works authority~~Department of Public

Services:

(a) Upon authorization by the city council, ~~the~~a sewer shall be constructed by the city, the cost ~~of~~ a ~~sanitary, combined or interceptor~~a sewer to be recovered in part as hereinafter provided; or

(b) The petitioner may cause ~~the~~a sewer to be built to the specifications of the ~~public works authority~~Department of Public Services and under his or her supervision, with or without regard to competitive bids. Upon completion of ~~the~~a sewer, the city shall be reimbursed in full for its costs, including engineering and inspection, and at such time as the street is accepted by the city, ~~the~~a sewer shall be deeded to the city as a public sewer at no cost to the city.

(Code 1968, § 704.2; Ord. No. 101-81, §§ 4, 5, 9-21-81)

Sec. 24-18. Initiative of city council.

The city council may, on its own initiative and without petition therefor, authorize construction by the city of ~~sewers~~a sewer in accepted and dedicated-but-unaccepted streets, the cost of a ~~sanitary, combined or interceptor~~ sewer to be recovered in part as hereinafter provided.

(Ord. No. 101-81, § 6, 9-21-81)

Sec. 24-19. Costs.

(a) A charge is hereby established for the connection heretofore or hereafter of any property to a ~~sanitary, combined or interceptor~~ sewer constructed by the city or the Portland Water District and completed on or after January 1, 1978. Such charge shall be due and payable upon application for a connection permit as provided in section 24-39, and except for connections made before November 15, 1981, shall be in lieu of all other charges related thereto, including the fee for the connection permit and street and sidewalk opening charges as provided in section 25-156, provided that connection is made in accordance with article III of this chapter. This section shall not apply to any property assessed for the cost of sewer construction according to law.

(b) For any such sewer completed heretofore, the charge shall be two hundred dollars ($200.00) per each sanitary sewer connection made heretofore or hereafter but before November 15, 1981, and one thousand dollars ($1,000.00) per each such connection made thereafter.

(c) For any such sewer completed hereafter, the charge shall be two thousand dollars ($2,000.00) per each such connection, provided that the city council may, from time to time, by order readjust the charge according to the then-prevailing cost of sewer construction and the anticipated number of such connections.
(Ord. No. 101-81, § 7, 9-21-81)

Cross reference(s)--Uniform procedure for collecting assessments, § 1-16.

Sec. 24-20. Reserved.
Sec. 24-21. Reserved.
Sec. 24-22. Reserved.
Sec. 24-23. Reserved.
Sec. 24-24. Reserved.
Sec. 24-25. Reserved.
Sec. 24-26. Reserved.
Sec. 24-27. Reserved.
Sec. 24-28. Reserved.
Sec. 24-29. Reserved.
Sec. 24-30. Reserved.

ARTICLE III. SEWER USE REGULATIONS*

***Editor's note**--Ord. No. 263-96, passed May 20, 1996, amended this article in its entirety, in effect repealing the former provisions and enacting similar new provisions as herein set out. Formerly, such provisions pertained to sewer use regulations, consisted of substantive §§ 24-31--24-60, and derived from §§ 309.1--309.29 of the 1968 Code, as amended by the following legislation:

Ord. No.	Sec.	Date	Ord. No.	Sec.	Date
					1- 4-88

13-76	--	10- 6-76	221-88	1	
154-79	--	3-19-79	228-88	1	2- 1-88
355-84	1--14, 16, 17	1- 4-84	77-91	--	8- 7-91
317-87	1	2- 2-87	37-93	--	7- 7-93

Sec. 24-31. Scope.

The provisions of this article shall apply to and govern all types of buildings requiring ~~sanitary~~wastewater facilities; the excavation, construction, installation, usage, maintenance, extension, alteration, repair or removal of any building sewer, building storm drain, sanitary sewer system, or storm drainage or sewer system; the connection of building sewers and building storm ~~drains~~sewers to sanitary sewer systems~~,~~ and/or storm drainage systems or combined sewers; the types of wastes or wastewaters prohibited from public sewers and storm drainage systems; permitted and prohibited concentrations and strengths of wastewater; and situations in which use of a private sewage disposal system is permissible.
(Ord. No. 263-96, 5-20-96)

Sec. 24-32. Intent and purpose.

(a) It shall be the intent and purpose of this article to eliminate existing pollution, and to prevent further pollution caused by inadequate wastewater disposal, and to accomplish the necessary local legislation to meet the pollution abatement schedule for the Portland Regional Wastewater Plan established by the state and the federal government. All this is in furtherance of the health, welfare, comfort and convenience of the inhabitants of the city.

(b) Whereas the Portland Water District has been designated by state legislative action and local public referendum as the regional agency responsible for interception and wastewater treatment, and is the owner and operator of the POTW treatment plant, none of the provisions of this article shall be construed to repeal or otherwise interfere with the

rights, duties or powers granted to the Portland Water District pursuant to Chapter 433 of the private and special laws of the State of Maine of 1907, as amended.
(Ord. No. 263-96, 5-20-96)

Sec. 24-33. Reserved.

Sec. 24-~~32.1. Administration~~34. Definitions.

~~(a) The director of the public works authority shall establish rules and regulations governing the availability and use of city wastewater collection and treatment facilities. The rules and regulations shall be consistent with federal law and ordinances. Said rules shall be enacted in conjunction with the Portland Water District prior to enactment.~~

~~(b) The rules shall be enacted in the same manner as the rules for solid waste disposal are promulgated, prescribed in section 12-105(b) and (b.1) of this Code, with the exception that the rules will go into effect twenty (20) days after enactment by the director unless stayed by action of the city council. Proposed rules shall be delivered to the council as a communication prior to enactment.~~
~~(Ord. No. 263-96, 5-20-96)~~

~~Sec. 24-33. Enforcing officer.~~

~~The public works authority or the Portland Water District as agent for the city and at the request of the public works authority, shall administer and enforce the provisions of this article.~~
~~(Ord. No. 263-96, 5-20-96)~~

~~Sec. 24-34. Definitions.~~

For the purposes of this article, all words not defined in section 24-2 shall have their normal meanings and such meanings as may be in common use in the field of sanitation and wastewater treatment. ~~Certain words are more particularly defined.~~ For the purposes of this article, the following terms have the following meanings.~~:~~

~~*Act* shall mean the Federal Water Pollution Control Act, also known as the Clean Water Act, as amended, U.S.C. § 1251 et~~

~~seq., 86 Stat. 816, PL 92-500~~ ~~and the regulations promulgated thereunder, as amended from time to time.~~

B.O.D. (denoting biochemical oxygen demand) shall mean the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five (5) days at twenty (20) degrees Celsius, expressed in milligrams per liter.

~~*Building* shall mean a structure built, erected and framed of component structural parts designed for the housing, shelter, enclosure or support of persons, animals or property of any kind.~~

~~*Building drain* shall mean that part of the lowest horizontal piping of a drainage system which receives the discharge from soil, waste and other drainage pipes inside the walls of the building and conveys it to the building sewer, which begins eight (8) feet outside the outer face of the building wall.~~

~~*Building sewer* shall mean the extension from the building drain to the public sewer or other place of disposal.~~

Categorical industrial user shall mean an industrial user subject to national categorical pretreatment standards.

Caustic alkalinity (hydroxide alkalinity) shall mean a measure of the capacity of wastewater, which exhibits a pH of greater than or equal to 8.3, to neutralize acids.

~~*Combined sewer* shall mean a sewer receiving both surface runoff and wastewater.~~

C.O.D. (chemical oxygen demand) shall mean the measure of the oxygen required for oxidation of the organic matter in a sample that can be oxidized by a strong chemical oxidizing agent under standard laboratory procedure.

~~*District* shall mean the Portland Water District, a quasi-municipal corporation existing pursuant to Chapter 84 of the Private and Special Laws of Maine of 1975, as amended, with a business address of 225 Douglas Street, Portland, Maine.~~

~~*Domestic wastewater* shall mean the liquid wastes and liquid borne wastes discharged from the sanitary conveniences such as toilets, washrooms, urinals, sinks, showers, drinking fountains, home laundry rooms, kitchens, and floor drains essentially free of industrial wastes or toxic materials.~~

F.O.G. shall mean the measure of fats, wax, grease and oils (other than petroleum based materials).

Garbage shall mean solid wastes from the domestic and commercial preparation, cooking, and dispensing of food and produce, and from the handling, storage and sale of food and produce.

Incompatible pollutant is defined as any pollutant other than biochemical oxygen demand, suspended solids, pH, and fecal coliform bacteria or additional pollutants identified in the POTW's NPDES permit to discharge, which the POTW was not designed to treat and does not remove to a substantial degree or may be toxic to the POTW or receiving water.

~~*Industrial user* shall mean a source of indirect discharge or any source which discharges industrial waste to the facility.~~

~~*Industrial waste* shall mean any liquid, gaseous, or solid waste substance, or a combination thereof, resulting from any process of industry, manufacturing, trade, or business or from the development or recovery of any natural resources.~~

~~*Interceptor sewer* shall mean a large sewer used to intercept a number of main or trunk sewers and convey wastewater to treatment or other disposal facilities.~~

Industrial user shall mean a source of indirect discharge or any source which discharges industrial waste to the facility.

Interference means a discharge which, alone or in conjunction with discharges from other sources, inhibits or disrupts the facility, its treatment processes or operations, or its sludge processes, use or disposal, and which is a cause of a violation of any requirement of the POTW's NPDES permit (including an increase in the magnitude or duration of a violation), or of the prevention of wastewater sludge use or disposal by the facility in accordance with applicable federal, state, or local statutes and regulations or permits issued thereunder, as set forth in 40 CFR □ 403.3(i).

mg/l shall mean milligrams per liter.

National categorical pretreatment standard shall mean any regulations containing pollutant discharge limits promulgated by EPA in accordance with § 307(b) and (c) of the act, which apply to a specific category of industrial users and which are found in 40 CFR Chapter I, Subchapter N, Parts 405 through 471.

~~*National pollutant discharge elimination system* or *NPDES permit* shall mean a permit issued pursuant to § 402 of the act, 33 USC § 1342, and M.R.S.A. Title 38, § 414-A.~~

~~*Natural outlet* shall mean any outlet into a watercourse, pond, ditch, lake or other body of surface or groundwater.~~

pH shall mean the logarithm (base 10) of the reciprocal of the concentration of hydrogen ions in a solution expressed as standards units.

~~*POTW (publicly owned treatment works) ("facility")* shall mean the treatment works, as defined by § 212 of the act, operated by the Portland Water District. This definition includes any devices and systems used in the storage, treatment, recycling, disposal, and reclamation of wastewater consisting of domestic, commercial, municipal, and industrial wastes of a liquid nature. It also includes those sewers, pipes, pump stations and other conveyances which convey wastewater to the facility and may be owned by the city. For the purposes of this article, POTW shall also include any sewers that convey wastewater to the treatment works from persons who are, by permit, contract, or agreement with the city, users of the facility.~~

~~*POTW treatment plant* shall mean that portion of the facility designed to provide treatment (including recycling and reclamation) of wastewater, municipal wastewater, industrial waste, septage and holding water and other trucked-in wastes as allowed under the provisions of this article.~~

~~*Private wastewater disposal system* shall mean a treatment tank with the effluent discharging into a subsurface absorption~~

~~area, or such other facilities as may be permitted under the procedures set forth in rules and regulations adopted by the state department of health and welfare pursuant to 22 M.R.S.A. § 42(3), and the city's plumbing code.~~

~~*Private sewer system* shall mean any sewer system within the city not owned by or being constructed by a public authority.~~

~~*Private wastewater treatment works* shall mean all facilities other than private sewage disposal systems for treating and disposing of wastewater within the city not owned by a public authority. Private wastewater treatment works shall be distinct from private wastewater disposal systems as the effluent is discharged directly into surface water bodies. Private wastewater treatment works shall be licensed by the state department of environmental protection, in accordance with the provisions of 38 M.R.S.A. §§ 413, 414.~~

Properly shredded garbage shall mean the wastes from the preparation, cooking and dispensing of food that have been shredded to such a degree that all particles will be carried freely under the flow conditions normally prevailing in public sewers, with no particle greater than one-half inch (1.27 centimeters) in any dimension.

~~*Public sewer* shall mean a common sewer directly owned, operated or controlled by the city or the Portland Water District.~~

~~*Sanitary sewer* shall mean a sewer that carries liquid and water carried wastes from residences, commercial buildings, industrial plants and institutions together with minor quantities of ground, storm, and surface waters that are not admitted intentionally.~~

~~*Sewer* shall mean a pipe or conduit for carrying wastewater.~~

Significant industrial user shall mean any industrial user subject to categorical pretreatment standards, and any other industrial user that discharges an average of twenty-five thousand (25,000) gallons per day or more of process wastewater to the facility (excluding sanitary, noncontact cooling and boiler blowdown wastewater); contributes a process waste stream which makes up five (5) percent or more of the average dry weather hydraulic or organic capacity of the POTW treatment plant; or is designated as such by the city on the basis that the industrial user has a reasonable potential for adversely affecting the facility's operation or for violating any pretreatment standard or requirement; provided, however, that upon a finding that an industrial user meeting the foregoing criteria has no reasonable potential for violating any pretreatment standard or requirement or for adversely affecting the facility's operation, the city may, at any time, upon its own initiative or in response to a petition received from an industrial user, and in accordance with 40 CFR 403.8(f)(6), determine that such industrial user is not a significant industrial user.

Slug shall mean any discharge of nonroutine, episodic nature, including, but not limited to, an accidental spill, noncustomary batch discharge, or any discharge of wastewater which in concentration of any given constituent or in quantity of flow exceeds for any period of duration longer than fifteen (15) minutes more than five (5) times the average twenty-four-hour concentration or flow rate during normal operation or which may adversely affect the POTW.

~~*Storm drain or storm sewer* shall mean a sewer for conveying rainwater, groundwater, subsurface water, condensate, cooling water or other similar discharge but which excludes wastewater and polluted industrial wastes.~~

Total suspended solids (TSS) shall mean the total suspended matter that floats on the surface of, or is suspended in water, wastewater, or other liquids, and which is removable by laboratory filtration.

~~*Wastewater* shall mean a combination of the liquid and the water carried wastes from residences, commercial buildings, institutions and industrial establishments, together with such ground, surface and stormwaters as may be present.~~

~~*Watercourse* shall mean a channel in which a flow of water occurs, either continuously or intermittently on a natural basis.~~

~~*Westbrook Inter Municipal Sewer Service Area* shall mean the Domestic and sanitary sewage and waste water from the Riverside~~

~~Street/Warren Avenue/Forest Avenue vicinity of Portland as defined on the plan to the Rules and Regulations enacted by the Public Works Authority, and on file in the Department of Public Works, intercepted by the District and delivered to the existing Westbrook-Gorham Regional Treatment Plant for treatment.~~
~~(Ord. No. 263-96, 5-20-96; Ord. No. 97-03/04, 12-17-03)~~

~~**Cross reference(s)** Definitions and rules of construction generally, § 1-2.~~

~~**Reference** Council Order 54-02/03 § An Order Authorizing Three-Party Sewer Service Agreement with Portland Water District and City of Westbrook).~~

Sec. 24-35. Sanitary facilities required.

Every building intended for human habitation, occupancy, employment, recreation or other purposes, situated within the city shall be provided with suitable and sufficient sanitary facilities for the use of the occupants thereof, which facilities in character, number and method of installation shall comply with all health laws of the state, ordinances of the city, and rules and regulations of the state bureau of health so far as the same are compatible and not inconsistent.
(Ord. No. 263-96, 5-20-96)

Sec. 24-36. Connection to public sewer required.

The owner of any building used for human habitation, occupancy, employment, recreation or other purposes, situated within the city and abutting on any street, alley or right-of-way in which there is located a public sanitary, combined or interceptor sewer, is hereby required at his expense to connect the building ~~drainage system~~sewer in the most direct manner possible with the proper public sewer in accordance with the provisions of this article, provided that the public sewer is within two hundred (200) feet of the building (the two hundred (200) feet to be measured in such manner so as not to pass over any property owned privately by anyone other than the owner of the premises from which such measurement is being made). Any required compliance with this section shall be completed within one (1) year after the date of official notice to do so.
(Ord. No. 263-96, 5-20-96)

Sec. 24-37. Exception for private wastewater system.

Where the public sewer does not extend to within two hundred (200) feet distant from the nearest point of the building (measured as described in section 24-36), the public sewer shall, at such time, be classified as inaccessible with regard to such premises. Where the public sewers are inaccessible to premises, any building required to be provided with sanitary facilities under section 24-35 shall comply with the following:

(a) The owner may at his own expense connect with the public sewer even though the building is over two hundred (200) feet distant from the public sewer; or

(b) Where liquid-carried wastes or wastewater result, they shall discharge into a private wastewater disposal system; or

(c) Where liquid-carried wastes or wastewater result, they shall discharge into a private wastewater treatment works.

(Ord. No. 263-96, 5-20-96)

Sec. 24-38. Private wastewater systems discontinued.

(a) At such time as a public sewer becomes accessible, as defined in section 24-36, to a property served by a private wastewater disposal system, direct connection shall be made to the public sewer by the owner of such property in compliance with this article within twelve (12) months of receipt of official notice to do so. At the time that direct connection to the public sewer is completed, use of the private wastewater disposal facilities shall have been discontinued. Such abandoned private wastewater disposal system shall be cleaned of sludge and waste materials and filled with clean bankrun gravel or dirt within thirty (30) days~~ of abandonment~~.

(b) The closing and filling of the private wastewater disposal system and the connection to the public sewer system shall be inspected by the ~~public works authority~~Department of Public Services. The fee for such inspection shall be a minimum of ten dollars ($10.00) per septic tank plus ten dollars

($10.00) per hour for all inspection time exceeding one (1) hour. The permit for the connection to the public sewer is the same as those required under sections 24-39 and 24-42.

(c) No such work may be approved unless notice is given to the ~~public works authority~~Department of Public Services sufficient to permit the inspector to be present at the filling of the private wastewater disposal system and the connection to the public sewer. No new sewer construction or sewer repair or reconstruction may be approved if backfilled and/or covered prior to inspection. No statement contained in this article shall be construed to interfere with any additional requirements that may be imposed by the ~~health authority~~city.
(Ord. No. 263-96, 5-20-96)

Sec. 24-39. Public sewer connection; permit; fee.

No person shall uncover, make any connections with or openings into, alter or disturb either any public sewer or appurtenance thereof or any private sewer or appurtenance thereof without first obtaining a written permit from the ~~public works authority~~Department of Public Services or the Portland Water District, if required. The fee for such permit shall be fifty dollars ($50.00).
(Ord. No. 263-96, 5-20-96; Ord. No. 261-01/02, 5-20-02)

Sec. 24-40. Costs.

All costs and expense incidental to the installation, connection and maintenance of the building sewer shall be borne by the owner.
(Ord. No. 263-96, 5-20-96)

Sec. 24-41. Separate connections required.

A separate and independent building sewer shall be provided for every new building, and a separate connection shall be made for each building sewer. Old building sewers may be used in connection with new buildings only when they are found, on examination and test by the ~~public works authority~~Department of Public Services, to meet all requirements of this article.
(Ord. No. 263-96, 5-20-96)

Sec. 24-42. Defective building sewers to be repaired or replaced.

(a) Whenever any building drain or building sewer connected to the public sewers, or to a private sewer system connected to the public sewers is found to be defective, deteriorating or substandard, the owner of the building served by such building drain or sewer shall be served by the ~~public works authority~~Department of Public Services with written notice stating the nature of the defect and providing a fifteen (15) day period for the satisfactory repair or replacement of such building sewer and requiring the owner to make a new connection to the public sewer at the owner's expense.

(b) All work done pursuant to this section shall be inspected by the ~~public works authority~~Department of Public Services. The fee for such inspection shall be twenty-five dollars ($25.00~~), represented by the permit fee required under section 24-39.~~).

(c) *Failure to comply.* When a person to whom an order is directed fails to fully comply within the fifteen (15) day period, it shall be lawful for the city to repair a building drain or building sewer which is located within the public right-of-way, and all costs thereof shall be charged to the owner thereof.

(d) *Lien procedure.* The ~~public works authority~~Department of Public Services shall keep an accurate account of the expense of the work under this article, and as soon as practicable after completion of such work, the city shall assess to the person(s) upon whom notice has been served pursuant to subsection (a) of this section their just cost thereof, and all assessments so made shall constitute a lien on the property to be enforced in the manner provided for the collection of sewer assessments within the city.
(Ord. No. 263-96, 5-20-96)

Cross reference(s)--Uniform procedure for collecting assessments, § 1-16.

Sec. 24-43. Methods of construction.

On all work done within the scope of this article, the size, slope, alignment and materials of construction of a building sewer, and the methods to be used in placing of the pipe, jointing, testing and backfilling the trench shall conform

to the requirements of the ~~public works authority~~Department of Public Services's building sewer construction specifications. Whenever possible, the building sewer shall be brought to the building at an elevation below the basement floor. In all buildings in which any building drain is too low to permit gravity flow to the public sewer, wastewater carried by such building drain shall be lifted by a means subject to the approval of the ~~public works authority~~Department of Public Services and discharged to the building sewer.
(Ord. No. 263-96, 5-20-96)

Sec. 24-44. Public sewer connection limitations.

(a) No person shall make connection of sanitary ~~conveniences~~facilities such as toilets, washrooms, urinals, sinks, showers, drinking fountains, kitchens or laundry rooms, nor discharge or cause to be discharged any waste or domestic wastewater to a building's stormwater system or building storm drain which in turn is connected directly or indirectly to ~~a public~~the storm ~~drain~~drainage system.

(b) No person shall make connection of roof downspouts, foundation drains, sump pump, areaway drains or other sources of surface runoff or groundwater, nor discharge or cause to be discharged any stormwater, surface water, groundwater, roof runoff, subsurface drainage, uncontaminated cooling water, or unpolluted industrial process waters to a building sewer or building drain which in turn is connected directly or indirectly to a public sanitary sewer.

(c) Stormwater ~~and all other unpolluted drainage~~ shall be discharged to such sewers as are specifically designated as combined sewers or storm sewers, or to a natural outlet approved by the ~~public works authority~~Department of Public Services. Industrial cooling water or unpolluted process waters may be discharged, on approval of the ~~public works authority~~Department of Public Services, to a storm sewer, combined sewer or a natural outlet.
(Ord. No. 263-96, 5-20-96)

Sec. 24-45. Connections to public sewer.

The connection of the building sewer into the public sewer shall be constructed in the following manner:

(a) The ~~public works authority~~Department of Public Services shall be notified in advance of the time when the connection is to be made. Such notice must be sufficient to permit the ~~public works authority~~Department of Public Services to inspect the building sewer during construction and to be present when the connection is made to the public sewer.

(b) In the case of new construction, domestic wastewater systems and stormwater drainage systems shall be kept separated from their connections to the proper city sewers.

(c) The building sewer shall be connected to the public sewer at the point designated by the ~~public works authority~~Department of Public Services.

(d) No building sewer connection constructed pursuant to this section can be approved if such sewer is backfilled and/or covered prior to inspection. No connection to the public sewer constructed pursuant to this section can be approved if such connection is made other than in the presence of an inspector from the ~~public works authority~~Department of Public Services or the Portland Water District, as required. No such unapproved or unapprovable building sewer in the city may be used, and if the building served by such building sewer is occupied, the owner of such building will be held to be in violation of this section, with each day in which the violation continues deemed to be a separate violation.

(Ord. No. 263-96, 5-20-96)

Sec. 24-46. Sewer excavations.

(a) All excavations under this article within the public way shall be in accordance with article VII of chapter 25 of this Code.

(b) All excavations for sewer installation shall be made and maintained in compliance with the provisions of the construction safety rules and regulations of the state, applicable to excavation work.

Sec. 24-47. Prohibited wastes.

(a) No person shall discharge or cause to be discharged any waters or wastes prohibited by ~~public works authority~~Department of Public Services rule; or:

(1) Any noxious or malodorous gas or substance capable of creating a public nuisance.

(b) The ~~public works authority~~Department of Public Services may, if deemed necessary in ~~his~~ its judgment, impose the following limitations on discharges of the following described waters or wastes to any public sewer or any part thereof:

(1) Any aluminum exceeding a concentration of 500 milligrams per liter;

(2) Any iron exceeding a concentration of 10 milligrams per liter;

(3) Any tin exceeding a concentration of 2 milligrams per liter;

(4) Any fluorides exceeding a concentration of 100 milligrams per liter;

(5) Any phenols exceeding a concentration of 100 milligrams per liter;

(6) Any chlorides exceeding a concentration of 3,000 milligrams per liter;

(7) Any sulphates exceeding a concentration of 600 milligrams per liter;

(8) a. Any waters or wastes containing animal or vegetable based fats, wax, grease or oils, whether emulsified or not, in excess of 500 milligrams per liter or containing substances which may solidify or become viscous at temperatures between thirty-two (32) degrees and

one hundred fifty (150) degrees Fahrenheit (zero (0) and sixty-five (65) degrees centigrade).

b. In the Westbrook Intermunicipal Sewer Service Area, any waters or wastes containing animal or vegetable based fats, wax, grease or oils, whether emulsified or not, in excess of 100 milligrams per liter or containing substances which may solidify or become viscous at temperature between thirty-two (32) degrees and one hundred fifty (150) degrees Fahrenheit (zero (0) and sixty-five (65) degrees centigrade).

c. Any waters or wastes containing hydrocarbon (nonpolar) based fats, wax, grease or oils, whether emulsified or not, in excess of 100 milligrams per liter or containing substances which may solidify or become viscous at temperatures between thirty-two (32) degrees and one hundred fifty (150) degrees Fahrenheit (zero (0) and sixty-five (65) degrees centigrade).

(Ord. No. 263-96, 5-20-96; Ord. No. 250-97, 4-9-97; Ord. No. 97-03/04, 12-17-03)

Sec. 24-48. Prohibited wastes permitted how; cost.

(a) If any waters or wastes are discharged, or are proposed to be discharged to the public sewers, which waters or wastes contain any of the substances or possess the characteristics listed in section 24-47, and which in the judgment of the ~~public works authority~~Department of Public Services may have a deleterious effect upon the wastewater works, processes, equipment, or receiving waters, or which otherwise create a hazard to life or constitute a public nuisance, the ~~public works authority~~Department of Public Services may:

(1) Reject the wastes;

(2) Require pretreatment to an acceptable condition for discharge to the public sewer as required by rule;

(3) Require control over the quantities and rates of discharge (flow equalization); and/or

(4) Require payment to cover the added cost of handling and treating the wastes.

(b) If the ~~public works authority~~Department of Public Services permits or requires pretreatment or waste flow equalization, the design and installation of the plants and equipment shall be subject to its review and approval subject to the provisions of the state plumbing code, and the provisions of this article

(c) Where preliminary treatment or flow equalizing facilities are provided for any water or wastes, the owner shall bear the cost and responsibility for installing and maintaining them in continuously satisfactory and effective operating condition, as determined by the ~~public works authority~~Department of Public Services.
(Ord. No. 263-96, 5-20-96)

Sec. 24-49. Separate systems required.

Any person discharging or causing to be discharged into any public sewer both domestic wastewater and industrial wastes from any building or premises shall install separate drainage systems for the domestic wastewater and industrial waste. The control manhole required by rule shall be installed in the industrial waste system; or where two (2) separate systems are required, the two (2) systems may be joined in the control manhole provided that samples of each system can be sampled separately.
(Ord. No. 263-96, 5-20-96)

Sec. 24-50. Discharge permit.

(a) All categorical users and other dischargers of industrial wastes shall obtain a discharge permit from the ~~public works authority~~Department of Public Services as required by rule. New users shall obtain permits prior to any discharge. Applications and permits shall be in a form prescribed by the ~~public works authority~~Department of Public Services and shall be subject to an application fee of three hundred dollars ($300.00) per permit. Additionally, each permit shall be subject to an issuance fee which shall equal the direct and indirect costs of any previous advertisement of noncompliance and any other outside services which in the discretion of the ~~public works~~

~~authority~~Department of Public Services are required in order to review and evaluate the application or to implement a pretreatment program for such permitted user.
(Ord. No. 263-96, 5-20-96)

Sec. 24-51. Public wastewater works not to be damaged.

No person shall break, damage, destroy, uncover, deface or tamper with any structure, appurtenance or equipment which is a part of the public ~~wastewater works~~sewer or stormwater drainage system.
(Ord. No. 263-96, 5-20-96)

Sec. 24-52. Right of entry.

The ~~public works authority~~Department of Public Services, or the Portland Water District as its agent, bearing proper credentials and identification, shall be permitted to enter upon all properties with sewer or ~~storm~~stormwater drainage systems connected to the public sewer and producing industrial or process wastes, at reasonable times and upon reasonable notice for the purpose of inspection, observation, measurement, sampling and testing or otherwise enforce the rule, including copying of reports and records relating to the industrial pretreatment program in accordance with the provisions of this article.
(Ord. No. 263-96, 5-20-96)

Sec. 24-53. Exclusion of industrial waste.

(a) The ~~public works authority~~Department of Public Services or the Portland Water District shall have authority to temporarily exclude any industrial waste, whether pretreated or not, from the ~~municipal~~public sewers whenever, in its or their opinion, such action is necessary for the purpose of determining the effects of such wastes upon the sewers, wastewater ~~works~~system or wastewater treatment facilities.

(b) The ~~public works authority~~Department of Public Services or the Portland Water District shall notify the affected user prior to taking such actions and shall afford the user a reasonable time for response. The ~~public works authority~~Department of Public Services or the Portland Water District shall have the authority to take actions necessary to

halt the discharge of pollutants from any user to the treatment works which reasonably appears to present an imminent endangerment to the health or welfare of persons or the POTW. Such actions shall be preceded by a notification, oral or written, to the user.
(Ord. No. 263-96, 5-20-96)

Sec. 24-54. Demolition of buildings.

(a) No building served by a building ~~drainage system, sanitary~~drain or ~~storm~~ sewer~~, or both,~~ which is connected to the public sewers or to a private sewer system connected to the public sewers, may be demolished prior to the termination of the building ~~and/or facility~~ sewer or drain at the ~~city~~public sewer under the inspection of the ~~public works authority~~Department of Public Services. The building sewer shall be terminated at the main, at the point designated by the ~~public works authority~~Department of Public Services.

(b) Notice of intent to demolish a building shall be given to the ~~public works authority~~Department of Public Services, by means of a copy of the application for a demolition permit from the building authority or by direct notice to the ~~public works authority~~Department of Public Services, in advance of the time when the building drain or sewer is to be terminated. No such demolition permit shall be issued until a drain termination permit has been issued by the ~~public works authority~~Department of Public Services and a copy thereof has been given to the building authority.

(c) The fee to terminate the building and/or facility sewer and/or drain system will be paid to the city in advance of the termination. The fee of two hundred fifty dollars ($250.00) per termination represents inspection fees and materials to terminate sewer service. Upon payment of this fee and approval by the ~~public works authority~~Department of Public Services, the applicant shall be issued a sewer termination permit.

(d) Failure to give notice of intent to demolish a building to the ~~public works authority~~Department of Public Services, or to terminate the building drain prior to demolition thereof, or to obtain a permit therefor, shall be deemed a violation of this section, with each day in which the violation continues deemed to be a separate violation.

(e) All excavation for sewer service termination shall be made and maintained in compliance with all provisions of the construction safety rules and regulations of chapter 25, article VII of this Code.

(f) *Violations.* The property owner who fails to obtain a sewer termination permit and terminate the sewer or drain from the building to be demolished to the ~~city~~public sewer shall be guilty of an offense.

(g) *Failure to comply.* When a person to whom an order is directed fails to terminate a building sewer or drain within a ten-day period, it shall be lawful for the city to terminate the building sewer or drain. All city costs thereof shall be charged to the property owner.
(Ord. No. 263-96, 5-20-96)

Sec. 24-55. Written notice required.

Forty-five (45) days' written notice shall be given to the ~~public works authority~~Department of Public Services by any person proposing to:

(a) Substantially change the volume or character of pollutants over that being discharged into the treatment system at time of enactment of this article;

(b) Create a new discharge into the treatment system of pollutants from any source which would be a new source as defined in section 306 of the act if such a source were discharging pollutants elsewhere;

(c) Create a new discharge into the treatment system of pollutants from any source which would be subject to section 301 of the act if it were discharging such pollutants elsewhere.

(Ord. No. 263-96, 5-20-96)

Sec. 24-56. Violations.

Any person failing to comply with or violating any provision of this article shall be served by the ~~public works authority~~Department of Public Services with written notice

stating the nature of the failure or violation and providing a reasonable time limit for the satisfactory correction thereof. Such person shall, within the period of time stated in such notice, permanently cease or correct all such failures or violations. Any person who shall continue any failure or violation beyond the time limit required for compliance in any notice given pursuant to this section shall be guilty of an offense. Any person violating any of the provisions of this article shall be liable to the city and shall be assessed a civil penalty of a minimum of one thousand dollars ($1,000.00) per day for each violation of industrial pretreatment standards and requirements, and in addition, shall be liable for any expense, loss or damage occasioned by the city by reason of such violation~~.~~, including reasonable attorney's fees. The city may seek injunctive relief for the purposes of enforcing this article.
(Ord. No. 263-96, 5-20-96)

Sec. 24-57. Appeals.

(a) Whenever the person receiving written notice shall deem himself aggrieved by an order made by the ~~public works authority~~Department of Public Services, the person may file an appeal to the city manager within ten (10) days of the date of the written notice, and the person shall be afforded a hearing on the matter before the city manager or his designee, and unless by their authority the aggrieved order is revoked, such order shall remain in force and be forthwith complied with by the person.

(b) In cases of applicability or interpretation of this article, the city manager may revoke such order made by the ~~public works authority~~Department of Public Services.

(c) In cases where compliance with such order made by the ~~public works authority~~Department of Public Services would cause undue hardship, the city manager may extend the time limit of such order or they may permit exceptions to, or waive requirements of, or grant a variance from the specific provisions of this article, subject always to the rule that the city manager shall give due consideration to the purposes of this article in eliminating existing pollution, preventing further pollution and promoting the public health, safety and welfare.

Sec. 24-58. Reserved.
Sec. 24-59. Reserved.
Sec. 24-60. Reserved.
Sec. 24-61. Reserved.
Sec. 24-62. Reserved.
Sec. 24-63. Reserved.
Sec. 24-64. Reserved.
Sec. 24-65. Reserved.
Sec. 24-66. Reserved.
Sec. 24-67. Reserved.
Sec. 24-68. Reserved.
Sec. 24-69. Reserved.
Sec. 24-70. Reserved.

ARTICLE IV. SANITARY SEWER ~~USE~~USER AND INDUSTRIAL PRE-TREATMENT CHARGES*

***Editor's note**--Ord. No. 263-96, passed May 20, 1996, amended this article in its entirety, in effect repealing the former provisions and enacting similar new provisions as herein set out. Formerly, such provisions pertained to sewer use charges, consisted of substantive §§ 24-71--24-78, and derived from §§ 322.1--322.3, 322.5--322.8 of the 1968 Code, as amended by the following legislation:

Ord. No.	Sec.	Date	Ord. No.	Sec.	Date
326-77	--	5-16-77	123-89	--	10- 2-89
420-77	--	7-18-77	259-90	--	2-21-90
284-78	--	5-15-78	79-91	--	8- 7-91

102-81	1, 3	9-21-81	88-92	1, 2	9- 9-92
476-82	1--3	4- 6-82	187-95	--	3- 6-95
523-83	1--3	6- 8-83	157-96	--	2- 5-96
17-88	--	6-20-88			

Sec. 24-71. Definitions.

Unless the context specifically provides otherwise, the meanings of terms used in this article, not defined elsewhere in this chapter shall be as follows:

Commercial unit shall mean any structure or portion of a structure from which wastewater or industrial waste is discharged, excepting only dwelling units as defined hereinafter and shall include industrial users. Commercial units owned by different entities within the same structure and sharing the same water meter shall be treated as one (1) commercial unit.

Dwelling unit shall mean one (1) or more rooms occupied or designed to be occupied by one (1) or more natural persons as a single housekeeping unit with sanitary facilities, other than a place of public accommodation as defined hereinafter, discharging only domestic wastewater and shall include each unit of ownership in any condominium. If the occupant or occupants of rooms fit the definition of a dwelling unit except for the fact that the occupants share sanitary facilities with an occupant or occupants of other rooms located within the same structure, the number of units in the structure shall be deemed to be the total number of toilets or urinals located within such structure.

Parcel of land shall mean any area of land shown on the assessor's maps on the April first last preceding the operative date, located within the city, which is either connected in fact to a sewer within the city, or developed-but-unconnected to a sewer within the city, which sewer is nevertheless accessible to the area within the meaning of section 24-36.

Place of public accommodation shall mean any establishment having sanitary facilities located therein which gives or offers shelter or lodging to members of the general public, whether transient or long term and shall include but is not limited to hotels, motels, guest houses, hospitals, rest homes, nursing homes, inns, fraternity houses and dormitories.

Treatment facilities shall mean all wastewater treatment plants owned and operated by the Portland Water District or by the city.

Total organic carbon or TOC shall mean the determination of organic matter present by the measurement of carbon dioxide produced by pyrolysis measured in accordance with 40 CFR Part 136.

Volume of water shall mean the amount of water, estimated or measured, whichever is less, provided to the property by the Portland Water District during the previous period of the calendar year. This term shall include any amounts of water obtained from other sources whether or not water is also provided by the district.
(Ord. No. 263-96, 5-20-96)

Cross reference(s)--Definitions and rules of construction generally, § 1-2.

Sec. 24-72. ~~Sewer~~Sanitary sewer user charges.

(a) *Applicability*. There are levied upon all parcels of land charges for cost of treatment of wastewater and stormwater and for the operation and maintenance of the wastewater system.

(b) *Billing*. Bills for all charges under this article may be sent to the record owner, or to the person requesting water service. Bills shall be sent to each such owner or person every month, except that persons billed quarterly or seasonally by the Portland Water District for water service may be billed quarterly or seasonally for all charges under this article. All payments shall be credited against the oldest outstanding bill sent to such owner or person. Any payments made to the Portland Water District or its agents, which do not indicate to which account they are to be applied, shall be applied as provided by contract between the city and the Portland Water District.

Bills shall contain an amount for sanitary sewer user charges, and if delinquent as provided in section 1-16 of this Code, shall include charges for interest to be computed in the same manner as provided for real estate taxes.

(c) *Computation.* The user charges shall be computed in accordance with the following schedule, as from time to time amended, which shall be sufficient to meet costs of the eligible purposes for which such charges may be used. User charges under this section for both dwelling units and commercial units billed for water used after July 1, 2011 the foregoing rate shall be eight dollars and eleven cents ($8.81) per hundred cubic feet of volume for connected parcels of land. The user charge for developed but unconnected parcels of land shall be one dollar and seventy-one cents ($1.71) per hundred cubic feet of volume. Each metered billing unit shall have a minimum charge of at least one hundred (100) cubic feet per month.

(d) *Purposes for which charges may be used.* Charges and assessments made under this article shall be used consistently with 33 U.S.C.A. § 1281 et seq., and applicable federal regulations for the following purposes:

(1) To defray the current expenses of operating and maintaining the wastewater system, including any assessment made by the Portland Water District;

(2) To pay the interest and repay the principal on any outstanding or future indebtedness of the city for construction of sewers heretofore or hereafter constructed within the city;

(3) To reimburse the city for the cost of computation, billing and enforcement of such charges.

(e) *Collection.* Charges assessed pursuant to this section shall be enforceable pursuant to section 1-16 of this Code.

(f) *Disconnection for nonpayment of charges.* The Portland Water District shall disconnect sewer users with unpaid sanitary sewer ~~use~~user charges according to the same terms and procedures used to disconnect water users with unpaid water ~~use~~user charges.

(Ord. No. 263-96, 5-20-96; Ord. No. 88-97, 9-15-97; Ord. No. 118-01/02, 12-3-01; Ord. No. 249-02/03, 5-19-03, Ord. No. 31-03/04, 7-21-03(enacted as emergency); Ord. No. 218-03/04, 5-17-04; Ord. No. 249-04/05, 5-16-05, enacted as emergency; Ord. No. 244-07/08, 5-19-08; Ord. No. 265-08/09, 5-18-09; Ord. No. 225-09/10, 5-17-10; Ord. No. 227-10/11, 5-16-11)

Sec. 24-73. Industrial surcharges.

(a) *Applicability.* Each industrial user except those included in the Westbrook Inter-Municipal Sewer Service Agreement Area, shall be subject to surcharges in addition to any other treatment charge if the wastewater discharged by such user is determined by the ~~public works authority~~Department of Public Services, in accordance with 40 CFR Part 136, to exceed any of the following concentrations:

(1) BOD of two hundred fifty (250) mg/l; or COD, where indicated for specific wastewater and a correlation between BOD and COD is established in such wastewater; or TOC, where indicated for specific wastewater and a correlation is established between TOC and BOD in such wastewater;

(2) TSS content of three hundred (300) mg/l.

(b) *Computation of surcharge for BOD.* The surcharge for BOD shall reflect the cost of removing the excess BOD and shall be computed in accordance with the following formula:

Surcharge for BOD = $(C_1 - 250 \text{ mg.l}) \times Q \times 8.34 \times S_1$

Where C_1 = The concentration of BOD in mg/l

Q = The total volume of wastewater contributed during the billing period, in millions of gallons

8.34 = Conversion factor of gallons to pounds

S_1 = \$0.1633 for each pound of BOD in dollars

(c) *Computation of surcharge for TSS.* The surcharge for TSS shall reflect the cost of removing the excess TSS and shall be computed in accordance with the following formula:

Surcharge for TSS = $(C_2 - 300\ mg/l) \times Q \times 8.34 \times S_2$

Where C_2 = The concentration of TSS in mg/l

Q = Total volume of wastewater contributed during the billing period, in millions of gallons

8.34 = Conversion factor of gallons to —pounds

S_2 = $0.0817 for each pound of TSS in dollars

(d) Westbrook Inter-Municipal Sewer Service Agreement area may be surcharged for BOD and TSS, based on the cost of treatment at the Westbrook Gorham Regional Treatment Plant.

(e) *Industrial surcharge fee.* An industrial surcharge fee is hereby established for all permitted discharges from all permitted users at a rate of $0.0857 per hundred cubic feet of volume, provided that the city council may, from time to time, by order, readjust the surcharge fee according to the then prevailing cost of administering the industrial pretreatment program and the anticipated number of permitted users and anticipated volume to be surcharged.

(f) *Appeals.* Any person aggrieved by a determination of the ~~public works authority~~Department of Public Services made pursuant to this section may appeal such determination to the city manager, within thirty (30) days of notification of such determination. Such person may submit additional evidence and shall be heard orally by the manager or his deputy. The manager may modify the ~~public works authority~~Department of Public Services's determination if satisfied that the determination was erroneous, inconsistent with this chapter, or with applicable rules, regulations or grant requirements made pursuant to 33 U.S.C.A. c. 26. All determinations of the manager shall be rendered within a reasonable period of time, not to exceed ninety (90) days from the date of such hearing and shall be final.
(Ord. No. 263-96, 5-20-96; Ord. No.97-03/04, 11-17-03)

Sec. 24-74. Reserved.

Sec. 24-75. Volume measurements.

(a) *Water volume measurements.* Whenever in this article there is reference to volume of water, and the charges of such person are computed in whole or in part upon such volume of water, the use of such standard shall give the ~~public works authority~~Department of Public Services the right to require any person obtaining water from sources other than the Portland Water District to install and maintain at such person's own expense water meters of a type approved by the ~~public works authority~~Department of Public Services for the purpose of determining the volume of water obtained from their other sources and to report the volume of such water recorded by such meter to the ~~public works authority~~Department of Public Services. Following installation, such meter shall not be removed without the written permission of the ~~public works authority~~Department of Public Services.

(b) *Wastewater volume.* Devices for measuring the volume of wastewater discharged by a commercial or industrial user may be required by the ~~public works authority~~Department of Public Services if these volumes cannot be determined from the water volume records. Any person who is a commercial or industrial user may, at his option, install devices approved by the ~~public works authority~~Department of Public Services for the metering of wastewater and may have the charges based upon the volume of wastewater rather than upon water volume. All metering devices for determining the volume of wastewater shall be installed, owned and maintained by the person to be charged. Following approval and installation, such meters may not be removed without the consent of the ~~public works authority~~Department of Public Services and may be read by the ~~public works authority~~Department of Public Services at all reasonable times.

(c) *Submetering of water volume.* Any person who feels that recorded water records are not a reliable index of his discharge volume may install an additional water meter of a type approved by the ~~public works authority~~Department of Public Services to measure the volume of water which can be shown not to enter the sewerage system. The person installing such a meter shall immediately notify the ~~public works authority~~Department of Public Services of such installation and shall be responsible to the ~~public works authority~~Department of Public Services for reporting meter readings once every month. Such person shall be credited with the volume charges for the volume shown by such meter, which meter shall be accessible for reading by the city or its agents at all reasonable times.

(d) *Review.* Any person subject to charges under this article may make a written request for review of such charges by the city manager as provided in section 1-16 of this Code. The city manager may review and modify such charges, to the extent that justice requires, upon affirmative proof by such person that:

(1) The volume of metered water consumed exceeds the volume of wastewater generated by the unit;

(2) The difference between the volume of water and of wastewater exceeds ten (10) percent of the metered water measurement;

(3) The amount of the difference can be established to a substantial certainty by reliable tests or is documented by reliable sources prepared for purposes unconnected with wastewater disposal; and

(4) Measurement by the measuring devices provided for in the preceding subsections is impossible or impractical.

(Ord. No. 263-96, 5-20-96; Ord. No. 37-09/10, 8-17-09~~; Ord. No. 155-12/13, 3-4-13~~)

Sec. 24-76. Assessments.

(a) *Lien.* All assessments upon a parcel of land made under this article shall create a lien for the benefit of the city.

(b) *Reserved.*
(Ord. No. 263-96, 5-20-96)

Cross reference(s)--Uniform procedure for collecting assessments, § 1-16.

Sec. 24-77. Violations.

Any person violating the provisions of this article, other than the requirement of payment of charges or assessments, shall be guilty of an offense.

ARTICLE V. STORMWATER SERVICE CHARGES

Sec. 24-80. Purpose; Stormwater Service.

Stormwater services assist the city in meeting the regulatory obligations imposed by national pollutant discharge elimination system (NPDES) permits or other court orders or regulations promulgated from the act by reducing pollution and improving water quality within the city.

Stormwater services assist the city in protecting the public health, safety and welfare and the environment and providing stormwater services and regulation of the use thereof renders and/or results in both service and benefit to individual properties, property owners, business, citizens, and residents of the city and to all properties, property owners, businesses, citizens, and residents of the city concurrently and for the environment.

The area of impervious surface on each property is the most important factor influencing the cost of providing stormwater services by the city or to be provided by the city in the future, and the area of impervious surfaces on each property is therefore the most appropriate parameter for calculating a periodic stormwater service charge.

The City of Portland presently owns and operates storm sewers, combined sewers, and the stormwater drainage system, which have been developed over many years. The future usefulness of those existing services owned and operated by the city, and of additions and improvements thereto, rests on the ability of the city to effectively manage, protect, control, regulate, use, and enhance stormwater services in the city with the management of other water resources in the city. In order to do so, the city must have adequate and stable funding for its stormwater service operating needs and capital program.

Stormwater services are needed throughout the city because many of those areas are developed. While specific service and facility demands may differ from area to area at any given point in time, a stormwater service area encompassing all lands and water bodies within the city is consistent with the present and future needs of the community.

The provision of stormwater services in the city promotes an essential regulatory purpose by influencing where stormwater runoff flows and how it is managed, thereby reducing flooding, erosion and water pollution caused by stormwater runoff.

By mitigating the impact of stormwater runoff from developed properties, stormwater services provided by the city help minimize damage that would subject a parcel owner to civil liability.

The city council is responsible for the protection and preservation of the public health, safety, and welfare of the community, and the environment and finds that it is in the best interest of the health, safety, and welfare of the citizens of the city and the community at large and the environment to provide stormwater services accounted for in the city budget as a separate enterprise fund dedicated solely to the provision of stormwater services and to institute funding methods associated therewith.

In order to fully recover the cost of providing stormwater services a stormwater service charge is the most fair and reasonable means of apportioning the cost among developed land throughout the city.

Sec. 24-81. Definitions.

Unless the context specifically provides otherwise, the meanings of terms used in this article shall be as follows:

Credit shall mean a conditional reduction in the amount of a stormwater service charge to developed land based on the provision and continuing presence of an effectively maintained and operational approved on-site stormwater system or facility or other service or activity that reduces the cost of providing service.

Developed land shall mean property altered from its natural state by construction or installation of more than 400 square feet of impervious surfaces as defined in this chapter.

Exemption shall mean not applying to, or removing the application of the stormwater service charge from, a property. No permanent exemption shall be granted based on taxable or non-taxable status or economic status of the property owner.

Impervious surfaces are those areas that prevent or impede the infiltration of stormwater into the soil as it entered in natural conditions prior to development. Impervious surfaces include, but are not limited to, rooftops, sidewalks, walkways, patio areas, driveways, parking lots, storage areas, compacted gravel surfaces, awnings and other fabric or plastic coverings, and other surfaces that prevent or impede the natural infiltration of stormwater runoff which existed prior to development.

Undeveloped land shall mean land in its unaltered natural state or which has been modified to such minimal degree as to have a hydrologic response comparable to land in an unaltered natural state shall be deemed undeveloped. Undeveloped land shall have less than or equal to 400 square feet of impervious surfaces as defined in this chapter consisting of limited pavement, asphalt, or compacted dirt or gravel surfaces or structures which create an impervious surface that would prevent infiltration of stormwater or cause stormwater to collect, concentrate, or flow in a manner materially different than that which would occur naturally.

Sec. 24-82. Authority and Establishment of the Stormwater Fund.

(a) Under the authority of the Maine Constitution, Article VIII, and Title 30-A M.R.S.~~A.~~ § 3001, the city hereby establishes the stormwater service charge to fund stormwater services within the city. Such stormwater charges shall be maintained and accounted for separately in accordance with generally accepted accounting principles as determined by the city's finance director.

(b) Charges made under this article shall be used for the following purposes:

To defray the current expenses of stormwater services and a portion of the current expenses of the combined sewer system attributable to providing stormwater service;

To pay the interest and repay the principal on any outstanding or future indebtedness of the city for construction of the storm drainage system and a portion of the combined sewer systems heretofore or hereafter constructed within the city similarly attributable to providing stormwater service;

To reimburse the city for the cost of computation, billing, and enforcement of such charges.

(c) The city manager will designate appropriate ~~public works authority~~Department of Public Services management and other personnel, including support as needed of personnel from other city departments such as finance, to provide stormwater services and to collect and account for the stormwater service charge imposed hereunder.

Sec. 24-83. Exemptions.

Exemptions from stormwater charges established under this article are not allowed, except as provided in this section. Exemptions shall be allowed for:

(a) All roads owned or maintained by the State of Maine, including the Maine Turnpike; and all accepted City roads and all roads maintained by the City; all private roads and ways serving more than two dwelling or structures, but not driveways; all public pedestrian walkways. However, parking lots, buildings, or other developed land within the right-of-ways shall not be exempt from storm water service charges;

(b) Undeveloped land;

(c) Railroad rights-of-way (tracks). However, railroad stations, maintenance buildings, or other developed land used for railroad purposes shall not be exempt from storm water service charges;

(d) Airport runways, taxiways and aprons upon which public and private aircraft operate;

(e) With the exception of Peaks Island all islands are exempted from the fee due to the limited services provided to the islands.

Sec. 24-84. Stormwater Service Charge.

(a) There is levied upon all developed land stormwater service charges for the cost of providing stormwater services. All developed land shall be charged $6.00 per month per one thousand two hundred (1,200) square feet of impervious surface area, rounded to the nearest one thousand two hundred (1,200) square feet of impervious surface area.

(b) The basis for this charge is the measured amount of impervious surface area on the developed land as determined by the city. This measured area may be updated from time to time at the discretion of the ~~public works authority~~Department of Public Services upon evidence of impervious surface area change or the availability of updated or more accurate information.

(c) Fees collected hereunder to fund stormwater services can also be supplemented by other revenues available to the city, including but not limited to state, federal, general and special city funds, and private grants and loans.

Sec. 24-85. Credits

(a) Owners of developed land may apply for and receive a voluntary stormwater service charge credit for approved stormwater credit systems or facilities. The director of the ~~public works authority~~Department of Public Services or his/her designee shall determine such approved stormwater systems and facilities and stormwater service charge credit amounts based on the technical requirements, design and performance standards contained in the city's stormwater credits manual, to be adopted by the director of the ~~public works authority~~Department of Public Services pursuant to this ordinance, as it may be updated or amended from time to time.

(b) It is the responsibility of the record owner to initiate and apply in writing for stormwater service charge credits, and to provide all necessary information with a letter requesting the credit. The department of public services is not responsible for initiating a credit application, performing engineering calculations, or otherwise assisting in the preparation of a request for a credit. Credits will only be applied if the requirements outlined in the city's stormwater credit manual are met including but not limited to completion of on-going maintenance, guaranteed right-of-entry for inspection, and submittal of annual self-certification reports or other required reports as required per ordinance and rule.

(c) Credits will be applied to the stormwater service charge while stormwater facilities or management practices are functioning as approved by the city. If the approved practice or facility is not functioning as approved, or is terminated, the credit will be cancelled. Once the credit has been cancelled, the customer must reapply for the credit.

(d) The department of public services will only review complete credit requests. If approved, the credit will be applied to the first bill issued 30 days after the approval. Credits may be made retroactive, one calendar year from the date of the first billing period of the charge.

(e) A credit of up to one hundred percent (100%) of the stormwater service charge may be approved.

Sec. 24-86. Billing.

(a) All charges under this article shall be sent to the record owner of a given property. The record owner may request, subject to the approval of the director of the ~~public works authority~~Department of Public Services, that the full charge be billed to the owner's designated tenant. The director may direct billing to the tenant of the property if the tenant is currently billed for water and sanitary sewer charges. The record owner shall be liable for payment even if the stormwater service charges are billed to the tenant of the property.

(b) Condominiums shall have the full charge for the developed land equally divided among all condominium owners of developed land. The condominium owners may appeal the director in writing to adjust the fraction of the charge applied to each condominium owner. The director will require signed confirmation from each condominium owner of developed land that they approve the adjustment to the fraction of the charge applied.

(c) Bills shall contain an amount for stormwater service user charges, and if delinquent, as provided in section 1-16 of this Code, shall include charges for interest to be computed in the same manner as provided for real estate taxes and such delinquency may be collected by a civil action against the owner and/or may result in a lien being placed on the property as specified in section 24-88.

Sec. 24-87. Right of appeal and adjustments.

(a) A record owner may request review of the amount of the stormwater service charge imposed on such owner by written request to the director of the ~~public works authority~~Department of Public Services within 30 calendar days of the date the customer receives the service charge bill.

(b) The owner must demonstrate the impervious surface area is less than the amount used in calculating the developed land's stormwater service charge. Factors that will be considered include the impervious surface area of the property.

(c) An owner must comply with all rules and procedures adopted by the director when submitting a request for appeal or adjustment of the stormwater service charge and must provide all necessary information to make a determination.

(d) The director of the ~~public works authority~~Department of Public Services or his/her designee shall review the service fee and issue a determination, in writing, within 30 calendar days.

(e) With a finding that the impervious surface area is less than the amount used to calculate the developed land's stormwater service charge, the sole remedy to the owner shall be re-calculation of the stormwater service charge based on the corrected impervious surface area. A finding that the impervious surface area is not less than the amount used to calculate the developed land's stormwater service charge shall be conclusive with respect to that property and shall remain effective unless the owner changes the impervious surface area of the property.

(f) An owner may appeal the director of the ~~public works authority~~Department of Public Services decision to the city manager or his/her designee within 30 days of the date of the decision. An owner may appeal a decision of the manager to a court of competent jurisdiction pursuant to the applicable Rules of Civil Procedure.

Sec. 24-88. Right of enforcement and violations.

(a) The director of the ~~public works authority~~Department of Public Services or his/her designee is the enforcement authority who shall administer, implement, and enforce the provisions of this article.

(b) It shall be unlawful for any person to violate or to fail to comply with the requirements of this article or its fees. Whenever the enforcement authority believes that a person has violated this article, the enforcement authority may enforce this article in accordance with 30-A M.R.S.A. § 4452.

(c) Any person who violates this article may also be subject to fines, penalties and orders for injunctive relief and shall be responsible for the city's attorneys' fees and costs, all in accordance with 30-A M.R.S.A. § 4452. Each day such violation continues shall constitute a separate violation. Moreover, any person who violates this article also shall be responsible for any and all fines, penalties, damages and costs, including, but not limited to attorneys' fees and costs, incurred by the city for violation of federal and state environmental laws and regulations caused by or related to that person's violation of this section; this responsibility shall be in addition to any penalties, fines or injunctive relief imposed under this section.

(d) Without limiting the foregoing, failure to comply with this article may also be enforced as a nuisance and be subject to an abatement action, in addition to, or alternatively to, the enforcement actions described above.

(e) *Consent agreement*. The enforcement authority, with the approval of corporation counsel and the city manager, may enter into a written consent agreement with the violator to address timely abatement of the violation(s) of this article for the purposes of eliminating violations of this article and of recovering fines, costs and fees without court action.

(f) Delinquent fees. Any owner that fails to pay the stormwater service charge when due shall be responsible for the amount of the unpaid service charge, interest on the unpaid amount, and attorneys' fees and other costs of collection. To the extent permitted by law, the fee, when overdue, including interest and penalties, is a lien on real property and may be collected in the same manner as a sewer user lien pursuant to state law. Delinquent amounts may also be collected by a civil action against the person.

Sec. 24-89. Limitation of liability.

This article shall not be interpreted to mean that property subject to the charges established herein will always (or at any time) be free from stormwater flooding or flood damage, or that stormwater drainage systems capable of handling all storm events can be cost-effectively constructed, operated or maintained. Therefore the following limitations on liability, in addition to any other limitations or immunities existing in law, are set forth:

(1) It is the express intent of the city that this article will protect the public health, safety and welfare of properties and persons in general. However, this ordinance does not create any special duty or relationship with any individual person or specific property either within or outside the service area.

(2) The city shall not be held liable for flood damage or assessing and removing pollution sources, and reserves the right to assert all available immunities and defenses in any action seeking monetary compensation from the city, or its officers, agents or employees for alleged damages arising from alleged failure or breach of duties or relationship as may now exist or hereafter be created.

(3) The issuance of any permit, plan approval or inspection shall not constitute a warranty, express or implied, nor shall it afford the basis for any action seeking the imposition of monetary damages against the city or its officers, employees or agents.

(4) Operation of stormwater drainage systems located on private property or public property not owned by the city and for which there has been no public dedication of such systems and facilities for operation, maintenance and/or

improvements of the system, shall be the legal responsibility of the property owner, except as may be affected by the laws of the State of Maine and the United States of America.

Sec. 24-90. Severability.

Each section of this ordinance is severable from all other sections. If any part of this ordinance is deemed invalid by a court or competent jurisdiction, remaining portions of the ordinance shall not be affected and shall continue in full force. Whenever this ordinance conflicts with any other ordinance of the city, State of Maine, or federal government, the stricter standard shall apply, except as limited by state or federal law.

Sec. 24-91. Reserved.

Sec. 24-92. Reserved.

Sec. 24-93. Reserved.

Sec. 24-94. Reserved.

AMENDMENT TO ORDER 129-14/15 PREPARED BY CORPORATION COUNSEL:

AMENDMENT TO PORTLAND CITY CODE
CHAPTER 24 SEWERS
RE: Stormwater Program

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE IN CITY COUNCIL ASSEMBLED AS FOLLOWS:

1. *That Chapter 24 of the Portland City Code is hereby amended to read as follows:*

Chapter 24 SEWERS*

***Cross reference(s)**--Buildings and building regulations, Ch. 6; disposal of wastes by food service establishments, § 11-26; land use, Ch. 14; streets, sidewalks and other public places, Ch. 25.

State law reference(s)--Sewers and drains, 30 M.R.S.A. § 4351 et seq.

ARTICLE I. IN GENERAL

Sec. 24-1. Purpose

The city is responsible for the health and safety of the public and maintaining over 300 miles of sewer line comprised of the sanitary sewer and storm sewer lines themselves, catch basins, manholes, detention ponds, underground waste water storage facilities, and sewer pump stations.

The city maintains a sewer system in order to convey domestic wastewater and stormwater runoff from private and public property for treatment at the Publicly Owned Treatment Works.

The city maintains a stormwater drainage system in order to convey stormwater runoff away from private and public property to minimize flooding, reduce pollution discharge to waters of the State of Maine, and to control erosion of streams and channels.

The city council finds that funding the comprehensive wastewater and stormwater programs to properly operate this infrastructure should be equitably paid for by properties making use of sewer and stormwater services provided by the city according to costs incurred to provide those services.

Sec. 24-2. Definitions.

For the purposes of this chapter, all words shall have their normal meanings and such meanings as may be in common use in the field of wastewater treatment. Certain words are more particularly defined. For the purposes of this Chapter, the following terms shall have the following meanings.

Act shall mean the Federal Water Pollution Control Act, also known as the Clean Water Act, as amended, U.S.C. § 1251 et seq., and the regulations promulgated thereunder, as amended from time to time.

Building drain shall mean that part of the lowest horizontal piping of a drainage system which receives the discharge from soil, waste and other drainage pipes inside the walls of the building and conveys it to the building sewer, which begins eight (8) feet outside the outer face of the building wall.

Building sewer shall mean the extension from the building drain to the public sewer or other place of disposal.

Combined sewer shall mean a sewer conveying both stormwater and wastewater.

Department of Public Services shall mean the public works authority.

Discharge shall mean any spilling, leaking, pumping, pouring, emptying, dumping, disposing or other addition of

District shall mean the Portland Water District, a quasi-municipal corporation existing pursuant to Chapter 84 of the Private and Special Laws of Maine of 1975, as amended, with a business address of 225 Douglas Street, Portland, Maine.

Domestic wastewater shall mean the liquid wastes and liquid borne wastes discharged from the sanitary conveniences such as toilets, washrooms, urinals, sinks, showers, drinking fountains, home laundry rooms, kitchens, and floor drains essentially free of industrial wastes or toxic materials.

Industrial user shall mean a source of indirect discharge or any source which discharges industrial waste to the facility.

Industrial waste shall mean any liquid, gaseous, or solid waste substance, or a combination thereof, resulting from any process of industry, manufacturing, trade, or business or from the development or recovery of any natural resources.

Interceptor sewer shall mean a large sewer used to intercept a number of main or trunk sewers and convey wastewater and stormwater runoff to treatment or other disposal facilities.

National pollutant discharge elimination system or *NPDES permit* shall mean a permit issued pursuant to § 402 of the act, 33 USC § 1342, and M.R.S.A. Title 38, § 414-A.

Natural outlet shall mean any outlet into a watercourse, pond, ditch, lake or other body of surface or groundwater.

POTW (publicly owned treatment works) ("facility") shall mean the treatment works, as defined by § 212 of the act, operated by the Portland Water District. This definition includes any devices and systems used in the storage, treatment, recycling, disposal, and reclamation of wastewater consisting of domestic, commercial, municipal, and industrial wastes of a liquid nature. It also includes those sewers, pipes, pump stations and other conveyances which convey wastewater to the facility and may be owned by the city. For the purposes of this chapter, POTW shall also include any sewers that convey wastewater to the treatment works from persons who are, by permit, contract, or agreement with the city, users of the facility.

POTW treatment plant shall mean that portion of the facility designed to provide treatment (including recycling and reclamation) of wastewater, municipal wastewater, industrial waste, septage and holding water and other trucked-in wastes as allowed under the provisions of this article.

Private wastewater disposal system shall mean a treatment tank with the effluent discharging into a subsurface absorption area, or such other facilities as may be permitted under the procedures set forth in rules and regulations adopted by the state department of health and welfare pursuant to 22 M.R.S.A. § 42(3), and the city's plumbing code.

Private sewer system shall mean any sewer system within the city not owned by or constructed by a public authority.

Private wastewater treatment works shall mean all facilities other than private sewage disposal systems for treating and disposing of wastewater within the city not owned by a public authority. Private wastewater treatment works shall be distinct from private wastewater disposal systems as the effluent is discharged directly into surface water bodies. Private wastewater treatment works shall be licensed by the state department of environmental protection, in accordance with the provisions of 38 M.R.S.A. §§ 413, 414.

Public sewer shall mean a sewer directly owned, operated or controlled by the city or the Portland Water District.

Sanitary sewer shall mean a sewer, conveying either exclusively domestic wastewater and industrial waste or a sewer also conveying stormwater runoff together with ground and surface water that is not admitted intentionally.

Sewer shall mean a pipe or conduit for conveying liquid or liquid-carried waste.

Storm sewer shall mean a sewer for conveying stormwater runoff, groundwater, subsurface water, condensate, cooling water or other similar discharge but which excludes domestic wastewater and polluted industrial wastes.

Stormwater shall mean any stormwater runoff, snowmelt runoff, and surface runoff and drainage. "Storm water" shall have the same meaning as stormwater.

Stormwater drainage system shall mean any publicly owned or operated conveyance for stormwater, natural and human-made including, but not limited to, storm sewers, city and state roads including the Maine Turnpike and other physical works with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, culverts, human-made channels, swales, ditches, swamps, rivers, streams, creeks, brooks, reservoirs, ponds, drainage ways, inlets, pipes, head walls, lakes, properties, and improvements which transfer, control, convey or otherwise influence the movement of stormwater runoff and its discharge to and impact upon receiving waters.

Stormwater services shall mean the program and maintenance activities as well as the pipe, conduits, or other conveyances or facilities provided by the city including but not limited to necessary programs, improvements, or maintenance required to meet national pollutant discharge elimination system (NPDES) permits the city may hold or other regulatory or court imposed obligations on the city, or general maintenance of pipes, conduits or other facilities improvements and other unforeseen improvements necessary to provide stormwater service to the city.

Wastewater shall mean a combination of the liquid and water-carried wastes from residences, commercial buildings, institutions and industrial establishments, together with such ground, surface, and stormwater as may be present.

Watercourse shall mean a channel in which a flow of water occurs, either continuously or intermittently on a natural basis.

Westbrook Inter-Municipal Sewer Service Area shall mean the Domestic and sanitary sewage and waste water from the Riverside Street/Warren Avenue/Forest Avenue vicinity of Portland as defined on the plan to the Rules and Regulations enacted by the Department of Public Services, and on file in the Department of Public Services, intercepted by the District and delivered to the existing Westbrook Gorham Regional Treatment Plant for treatment.
(Ord. No. 263-96, 5-20-96; Ord. No. 97-03/04, 12-17-03)

- - - - - -

Cross reference(s)--Definitions and rules of construction generally, § 1-2.

Reference - Council Order 54-02/03 § An Order Authorizing Three-Party Sewer Service Agreement with Portland Water District and City of Westbrook).

Sec. 24-3. Administration.

(a) The director of public services shall establish rules and regulations governing the availability and use of city wastewater collection and treatment facilities and stormwater drainage system. The rules and regulations shall be consistent with federal law and ordinances. Said wastewater rules shall be enacted in conjunction with the Portland Water District prior to enactment.

(b) The rules shall be enacted in the same manner as the rules for solid waste disposal are promulgated, prescribed in section 12-105(b) and (b.1) of this Code, with the exception that the rules will go into effect twenty (20) days after enactment by the director unless stayed by action of the city council. Proposed rules shall be delivered to the council as a communication prior to enactment.
(Ord. No. 263-96, 5-20-96)

Sec. 24-4. Enforcement Agency.

The Department of Public Services or the Portland Water District as agent for the city and at the request of the Department of Public Services, shall administer and enforce the provisions of this chapter.
(Ord. No. 263-96, 5-20-96)

Sec. 24-5. Reserved.
Sec. 24-6. Reserved.
Sec. 24-7. Reserved.
Sec. 24-8. Reserved.
Sec. 24-9. Reserved.
Sec. 24-10. Reserved.
Sec. 24-11. Reserved.
Sec. 24-12. Reserved.
Sec. 24-13. Reserved.

Sec. 24-14. Reserved.

Sec. 24-15. Reserved.

ARTICLE II. SEWER CONSTRUCTION

Sec. 24-16. Accepted streets.

When any person owning property on an accepted street shall petition for the construction of a sewer in the street, such sewer may be constructed under one (1) of the following arrangements at the option of the petitioner, subject to the approval of the Department of Public Services:

(a) Upon authorization by the city council, a sewer shall be constructed by the city, the cost of a sewer to be recovered in part as hereinafter provided; or

(b) The petitioner may cause a sewer to be built to the specifications of the Department of Public Services and under his or her supervision, with or without regard to competitive bids. Upon completion of a sewer, the city shall be reimbursed in full for its costs, including engineering and inspection, and a sewer shall be deeded to the city as a public sewer at no cost to the city.

(Code 1968, § 704.1; Ord. No. 101-81, §§ 1--3, 9-21-81)

Sec. 24-17. Dedicated streets.

When any person owning property on a street, which prior to July 7, 1948, has been dedicated, constructed and used for public travel but has not been accepted by the city, shall petition for the construction of a sewer in the street, such sewer may be constructed under one (1) of the following arrangements at the option of the petitioner, subject to the approval of the Department of Public Services:

(a) Upon authorization by the city council, a sewer shall be constructed by the city, the cost aa sewer to be recovered in part as hereinafter provided; or

(b) The petitioner may cause a sewer to be built to the specifications of the Department of Public Services and under his or her supervision, with or without regard to competitive bids. Upon completion of a sewer, the city shall be reimbursed in full for its costs, including engineering and inspection, and at such time as the street is accepted by the city, a sewer shall be deeded to the city as a public sewer at no cost to the city.

(Code 1968, § 704.2; Ord. No. 101-81, §§ 4, 5, 9-21-81)

Sec. 24-18. Initiative of city council.

The city council may, on its own initiative and without petition therefor, authorize construction by the city of a sewer in accepted and dedicated-but-unaccepted streets, the cost of a sewer to be recovered in part as hereinafter provided.

(Ord. No. 101-81, § 6, 9-21-81)

Sec. 24-19. Costs.

(a) A charge is hereby established for the connection heretofore or hereafter of any property to a sewer constructed by the city or the Portland Water District and completed on or after January 1, 1978. Such charge shall be due and payable upon application for a connection permit as provided in section 24-39, and except for connections made before November 15, 1981, shall be in lieu of all other charges related thereto, including the fee for the connection permit and street and sidewalk opening charges as provided in section 25-156, provided that connection is made in accordance with article III of this chapter. This section shall not apply to any property assessed for the cost of sewer construction according to law.

(b) For any such sewer completed heretofore, the charge shall be two hundred dollars ($200.00) per each sanitary sewer connection made heretofore or hereafter but before November 15, 1981, and one thousand dollars ($1,000.00) per each such connection made thereafter.

(c) For any such sewer completed hereafter, the charge shall be two thousand dollars ($2,000.00) per each such connection, provided that the city council may, from time to time, by order readjust the charge according to the then-prevailing cost of sewer construction and the anticipated number of such connections.

(Ord. No. 101-81, § 7, 9-21-81)

Cross reference(s)--Uniform procedure for collecting assessments, § 1-16.

Sec. 24-20. Reserved.
Sec. 24-21. Reserved.
Sec. 24-22. Reserved.
Sec. 24-23. Reserved.
Sec. 24-24. Reserved.
Sec. 24-25. Reserved.
Sec. 24-26. Reserved.
Sec. 24-27. Reserved.
Sec. 24-28. Reserved.
Sec. 24-29. Reserved.
Sec. 24-30. Reserved.

ARTICLE III. SEWER USE REGULATIONS*

***Editor's note**--Ord. No. 263-96, passed May 20, 1996, amended this article in its entirety, in effect repealing the former provisions and enacting similar new provisions as herein set out. Formerly, such provisions pertained to sewer use regulations, consisted of substantive §§ 24-31--24-60, and derived from §§ 309.1--309.29 of the 1968 Code, as amended by the following legislation:

Ord. No.	Sec.	Date	Ord. No.	Sec.	Date
13-76	--	10- 6-76	221-88	1	1- 4-88
154-79	--	3-19-79	228-88	1	2- 1-88
355-84	1--14, 16, 17	1- 4-84	77-91	--	8- 7-91
317-87	1	2- 2-87	37-93	--	7- 7-93

Sec. 24-31. Scope.

The provisions of this article shall apply to and govern all types of buildings requiring wastewater facilities; the excavation, construction, installation, usage, maintenance, extension, alteration, repair or removal of any building sewer, building storm drain, sanitary sewer system, or storm drainage or sewer system; the connection of building sewers and building storm sewers to sanitary sewer systems and/or storm drainage systems or combined sewers; the types of wastes or wastewaters prohibited from public sewers and storm drainage systems; permitted and prohibited concentrations and strengths of wastewater; and situations in which use of a private sewage disposal system is permissible.
(Ord. No. 263-96, 5-20-96)

Sec. 24-32. Intent and purpose.

(a) It shall be the intent and purpose of this article to eliminate existing pollution, and to prevent further pollution caused by inadequate wastewater disposal, and to accomplish the necessary local legislation to meet the pollution abatement schedule for the Portland Regional Wastewater Plan established by the state and the federal government. All this is in furtherance of the health, welfare, comfort and convenience of the inhabitants of the city.

(b) Whereas the Portland Water District has been designated by state legislative action and local public referendum as the regional agency responsible for interception and wastewater treatment, and is the owner and operator of the POTW treatment plant, none of the provisions of this article shall be construed to repeal or otherwise interfere with the rights, duties or powers granted to the Portland Water District pursuant to Chapter 433 of the private and special laws of the State of Maine of 1907, as amended.
(Ord. No. 263-96, 5-20-96)

Sec. 24-33. Reserved.

Sec. 24-34. Definitions.

For the purposes of this article, all words not defined in section 24-2 shall have their normal meanings and such meanings as may be in common use in the field of sanitation and wastewater treatment. For the purposes of this article, the following terms have the following meanings.

B.O.D. (denoting biochemical oxygen demand) shall mean the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five (5) days at twenty (20) degrees Celsius, expressed in milligrams per liter.

Categorical industrial user shall mean an industrial user subject to national categorical pretreatment standards.

Caustic alkalinity (hydroxide alkalinity) shall mean a measure of the capacity of wastewater, which exhibits a pH of greater than or equal to 8.3, to neutralize acids.

C.O.D. (chemical oxygen demand) shall mean the measure of the oxygen required for oxidation of the organic matter in a sample that can be oxidized by a strong chemical oxidizing agent under standard laboratory procedure.

F.O.G. shall mean the measure of fats, wax, grease and oils (other than petroleum based materials).

Garbage shall mean solid wastes from the domestic and commercial preparation, cooking, and dispensing of food and produce, and from the handling, storage and sale of food and produce.

Incompatible pollutant is defined as any pollutant other than biochemical oxygen demand, suspended solids, pH, and fecal coliform bacteria or additional pollutants identified in the POTW's NPDES permit to discharge, which the POTW was not designed to treat and does not remove to a substantial degree or may be toxic to the POTW or receiving water.

Industrial user shall mean a source of indirect discharge or any source which discharges industrial waste to the facility.

Interference means a discharge which, alone or in conjunction with discharges from other sources, inhibits or disrupts the facility, its treatment processes or operations, or its sludge processes, use or disposal, and which is a cause of a violation of any requirement of the POTW's NPDES permit (including an increase in the magnitude or duration of a violation), or of the prevention of wastewater sludge use or disposal by the facility in accordance with applicable federal, state, or local statutes and regulations or permits issued thereunder, as set forth in 40 CFR □ 403.3(i).

mg/l shall mean milligrams per liter.

National categorical pretreatment standard shall mean any regulations containing pollutant discharge limits promulgated by EPA in accordance with § 307(b) and (c) of the act, which apply to a specific category of industrial users and which are found in 40 CFR Chapter I, Subchapter N, Parts 405 through 471.

pH shall mean the logarithm (base 10) of the reciprocal of the concentration of hydrogen ions in a solution expressed as standards units.

Properly shredded garbage shall mean the wastes from the preparation, cooking and dispensing of food that have been shredded to such a degree that all particles will be carried freely under the flow conditions normally prevailing in public sewers, with no particle greater than one-half inch (1.27 centimeters) in any dimension.

Significant industrial user shall mean any industrial user subject to categorical pretreatment standards, and any other industrial user that discharges an average of twenty-five thousand (25,000) gallons per day or more of process wastewater to the facility (excluding sanitary, noncontact cooling and boiler blowdown wastewater); contributes a process waste stream which makes up five (5) percent or more of the average dry weather hydraulic or organic capacity of the POTW treatment plant; or is designated as such by the city on the basis that the industrial user has a reasonable potential for adversely affecting the facility's operation or for violating any pretreatment standard or requirement; provided, however, that upon a finding that an industrial user meeting the foregoing criteria has no reasonable potential for violating any pretreatment standard or requirement or for adversely affecting the facility's operation, the city may, at any time, upon its own initiative or in response to a petition received from an industrial user, and in accordance with 40 CFR 403.8(f)(6), determine that such industrial user is not a significant industrial user.

Slug shall mean any discharge of nonroutine, episodic nature, including, but not limited to, an accidental spill, noncustomary batch discharge, or any discharge of wastewater which in concentration of any given constituent or in quantity of flow exceeds for any period of duration longer than fifteen (15) minutes more than five (5) times the average twenty-four-hour concentration or flow rate during normal operation or which may adversely affect the POTW.

Total suspended solids (TSS) shall mean the total suspended matter that floats on the surface of, or is suspended in water, wastewater, or other liquids, and which is removable by laboratory filtration.

Sec. 24-35. Sanitary facilities required.

Every building intended for human habitation, occupancy, employment, recreation or other purposes, situated within the city shall be provided with suitable and sufficient sanitary facilities for the use of the occupants thereof, which facilities in character, number and method of installation shall comply with all health laws of the state, ordinances of the city, and rules and regulations of the state bureau of health so far as the same are compatible and not inconsistent.
(Ord. No. 263-96, 5-20-96)

Sec. 24-36. Connection to public sewer required.

The owner of any building used for human habitation, occupancy, employment, recreation or other purposes, situated within the city and abutting on any street, alley or right-of-way in which there is located a public sanitary, combined or interceptor sewer, is hereby required at his expense to connect the building sewer in the most direct manner possible with the proper public sewer in accordance with the provisions of this article, provided that the public sewer is within two hundred (200) feet of the building (the two hundred (200) feet to be measured in such manner so as not to pass over any property owned privately by anyone other than the owner of the premises from which such measurement is being made). Any required compliance with this section shall be completed within one (1) year after the date of official notice to do so.
(Ord. No. 263-96, 5-20-96)

Sec. 24-37. Exception for private wastewater system.

Where the public sewer does not extend to within two hundred (200) feet distant from the nearest point of the building (measured as described in section 24-36), the public sewer shall, at such time, be classified as inaccessible with regard to such premises. Where the public sewers are inaccessible to premises, any building required to be provided with sanitary facilities under section 24-35 shall comply with the following:

(a) The owner may at his own expense connect with the public sewer even though the building is over two hundred (200) feet distant from the public sewer; or

(b) Where liquid-carried wastes or wastewater result, they shall discharge into a private wastewater disposal system; or

(c) Where liquid-carried wastes or wastewater result, they shall discharge into a private wastewater treatment works.

(Ord. No. 263-96, 5-20-96)

Sec. 24-38. Private wastewater systems discontinued.

(a) At such time as a public sewer becomes accessible, as defined in section 24-36, to a property served by a private wastewater disposal system, direct connection shall be made to the public sewer by the owner of such property in compliance with this article within twelve (12) months of receipt of official notice to do so. At the time that direct connection to the public sewer is completed, use of the private wastewater disposal facilities shall have been discontinued. Such abandoned private wastewater disposal system shall be cleaned of sludge and waste materials and filled with clean bankrun gravel or dirt within thirty (30) days.

(b) The closing and filling of the private wastewater disposal system and the connection to the public sewer system shall be inspected by the Department of Public Services. The fee for such inspection shall be a minimum of ten dollars ($10.00) per septic tank plus ten dollars ($10.00) per hour for all inspection time exceeding one (1) hour. The permit for the connection to the public sewer is the same as those required under sections 24-39 and 24-42.

(c) No such work may be approved unless notice is given to the Department of Public Services sufficient to permit the inspector to be present at the filling of the private wastewater disposal system and the connection to the public sewer. No new sewer construction or sewer repair or reconstruction may be approved if backfilled and/or covered prior to inspection. No statement contained in this article shall be construed to interfere with any additional requirements that may be imposed by the city.
(Ord. No. 263-96, 5-20-96)

Sec. 24-39. Public sewer connection; permit; fee.

No person shall uncover, make any connections with or openings into, alter or disturb either any public sewer or appurtenance thereof or any private sewer or appurtenance thereof without first obtaining a written permit from the Department of Public Services or the Portland Water District, if required. The fee for such permit shall be fifty dollars ($50.00).
(Ord. No. 263-96, 5-20-96; Ord. No. 261-01/02, 5-20-02)

Sec. 24-40. Costs.

All costs and expense incidental to the installation, connection and maintenance of the building sewer shall be borne by the owner.
(Ord. No. 263-96, 5-20-96)

Sec. 24-41. Separate connections required.

A separate and independent building sewer shall be provided for every new building, and a separate connection shall be made for each building sewer. Old building sewers may be used in connection with new buildings only when they are found, on examination and test by the Department of Public Services, to meet all requirements of this article.
(Ord. No. 263-96, 5-20-96)

Sec. 24-42. Defective building sewers to be repaired or replaced.

(a) Whenever any building drain or building sewer connected to the public sewers, or to a private sewer system connected to the public sewers is found to be defective, deteriorating or substandard, the owner of the building served by such building drain or sewer shall be served by the Department of Public Services with written notice stating the nature of the defect and providing a fifteen (15) day period for the satisfactory repair or replacement of such building sewer and requiring the owner to make a new connection to the public sewer at the owner's expense.

(b) All work done pursuant to this section shall be inspected by the Department of Public Services. The fee for such inspection shall be twenty-five dollars ($25.00).

(c) *Failure to comply.* When a person to whom an order is directed fails to fully comply within the fifteen (15) day period, it shall be lawful for the city to repair a building drain or building sewer which is located within the public right-of-way, and all costs thereof shall be charged to the owner thereof.

(d) *Lien procedure.* The Department of Public Services shall keep an accurate account of the expense of the work under

this article, and as soon as practicable after completion of such work, the city shall assess to the person(s) upon whom notice has been served pursuant to subsection (a) of this section their just cost thereof, and all assessments so made shall constitute a lien on the property to be enforced in the manner provided for the collection of sewer assessments within the city.
(Ord. No. 263-96, 5-20-96)

Cross reference(s)--Uniform procedure for collecting assessments, § 1-16.

Sec. 24-43. Methods of construction.

On all work done within the scope of this article, the size, slope, alignment and materials of construction of a building sewer, and the methods to be used in placing of the pipe, jointing, testing and backfilling the trench shall conform to the requirements of the Department of Public Services's building sewer construction specifications. Whenever possible, the building sewer shall be brought to the building at an elevation below the basement floor. In all buildings in which any building drain is too low to permit gravity flow to the public sewer, wastewater carried by such building drain shall be lifted by a means subject to the approval of the Department of Public Services and discharged to the building sewer.
(Ord. No. 263-96, 5-20-96)

Sec. 24-44. Public sewer connection limitations.

(a) No person shall make connection of sanitary facilities such as toilets, washrooms, urinals, sinks, showers, drinking fountains, kitchens or laundry rooms, nor discharge or cause to be discharged any waste or domestic wastewater to a building's stormwater system or building storm drain which in turn is connected directly or indirectly to the storm drainage system.

(b) No person shall make connection of roof downspouts, foundation drains, sump pump, areaway drains or other sources of surface runoff or groundwater, nor discharge or cause to be discharged any stormwater, surface water, groundwater, roof runoff, subsurface drainage, uncontaminated cooling water, or unpolluted industrial process waters to a building sewer or building drain which in turn is connected directly or indirectly to a public sanitary sewer.

(c) Stormwater shall be discharged to such sewers as are specifically designated as combined sewers or storm sewers, or to a natural outlet approved by the Department of Public Services. Industrial cooling water or unpolluted process waters may be discharged, on approval of the Department of Public Services, to a storm sewer, combined sewer or a natural outlet. (Ord. No. 263-96, 5-20-96)

Sec. 24-45. Connections to public sewer.

The connection of the building sewer into the public sewer shall be constructed in the following manner:

(a) The Department of Public Services shall be notified in advance of the time when the connection is to be made. Such notice must be sufficient to permit the Department of Public Services to inspect the building sewer during construction and to be present when the connection is made to the public sewer.

(b) In the case of new construction, domestic wastewater systems and stormwater drainage systems shall be kept separated from their connections to the proper city sewers.

(c) The building sewer shall be connected to the public sewer at the point designated by the Department of Public Services.

(d) No building sewer connection constructed pursuant to this section can be approved if such sewer is backfilled and/or covered prior to inspection. No connection to the public sewer constructed pursuant to this section can be approved if such connection is made other than in the presence of an inspector from the Department of Public Services or the Portland Water District, as required. No such unapproved or unapprovable building sewer in the city may be used, and if the building served by such building sewer is occupied, the owner of such building will be held to be in violation of this section, with each day in which the violation continues deemed to be a separate violation.

(Ord. No. 263-96, 5-20-96)

Sec. 24-46. Sewer excavations.

(a) All excavations under this article within the public way shall be in accordance with article VII of chapter 25 of this Code.

(b) All excavations for sewer installation shall be made and maintained in compliance with the provisions of the construction safety rules and regulations of the state, applicable to excavation work.
(Ord. No. 263-96, 5-20-96)

Sec. 24-47. Prohibited wastes.

(a) No person shall discharge or cause to be discharged any waters or wastes prohibited by Department of Public Services rule; or:

(1) Any noxious or malodorous gas or substance capable of creating a public nuisance.

(b) The Department of Public Services may, if deemed necessary in its judgment, impose the following limitations on discharges of the following described waters or wastes to any public sewer or any part thereof:

(1) Any aluminum exceeding a concentration of 500 milligrams per liter;

(2) Any iron exceeding a concentration of 10 milligrams per liter;

(3) Any tin exceeding a concentration of 2 milligrams per liter;

(4) Any fluorides exceeding a concentration of 100 milligrams per liter;

(5) Any phenols exceeding a concentration of 100 milligrams per liter;

(6) Any chlorides exceeding a concentration of 3,000

milligrams per liter;

(7) Any sulphates exceeding a concentration of 600 milligrams per liter;

(8) a. Any waters or wastes containing animal or vegetable based fats, wax, grease or oils, whether emulsified or not, in excess of 500 milligrams per liter or containing substances which may solidify or become viscous at temperatures between thirty-two (32) degrees and one hundred fifty (150) degrees Fahrenheit (zero (0) and sixty-five (65) degrees centigrade).

b. In the Westbrook Intermunicipal Sewer Service Area, any waters or wastes containing animal or vegetable based fats, wax, grease or oils, whether emulsified or not, in excess of 100 milligrams per liter or containing substances which may solidify or become viscous at temperature between thirty-two (32) degrees and one hundred fifty (150) degrees Fahrenheit (zero (0) and sixty-five (65) degrees centigrade).

c. Any waters or wastes containing hydrocarbon (nonpolar) based fats, wax, grease or oils, whether emulsified or not, in excess of 100 milligrams per liter or containing substances which may solidify or become viscous at temperatures between thirty-two (32) degrees and one hundred fifty (150) degrees Fahrenheit (zero (0) and sixty-five (65) degrees centigrade).

(Ord. No. 263-96, 5-20-96; Ord. No. 250-97, 4-9-97; Ord. No. 97-03/04, 12-17-03)

Sec. 24-48. Prohibited wastes permitted how; cost.

(a) If any waters or wastes are discharged, or are proposed to be discharged to the public sewers, which waters or wastes contain any of the substances or possess the characteristics listed in section 24-47, and which in the judgment of the Department of Public Services may have a deleterious effect upon the wastewater works, processes, equipment, or receiving waters, or which otherwise create a hazard to life or constitute a public nuisance, the Department of Public Services may:

(1) Reject the wastes;

(2) Require pretreatment to an acceptable condition for discharge to the public sewer as required by rule;

(3) Require control over the quantities and rates of discharge (flow equalization); and/or

(4) Require payment to cover the added cost of handling and treating the wastes.

(b) If the Department of Public Services permits or requires pretreatment or waste flow equalization, the design and installation of the plants and equipment shall be subject to its review and approval subject to the provisions of the state plumbing code, and the provisions of this article

(c) Where preliminary treatment or flow equalizing facilities are provided for any water or wastes, the owner shall bear the cost and responsibility for installing and maintaining them in continuously satisfactory and effective operating condition, as determined by the Department of Public Services.
(Ord. No. 263-96, 5-20-96)

Sec. 24-49. Separate systems required.

Any person discharging or causing to be discharged into any public sewer both domestic wastewater and industrial wastes from any building or premises shall install separate drainage systems for the domestic wastewater and industrial waste. The control manhole required by rule shall be installed in the industrial waste system; or where two (2) separate systems are required, the two (2) systems may be joined in the control manhole provided that samples of each system can be sampled separately.
(Ord. No. 263-96, 5-20-96)

Sec. 24-50. Discharge permit.

(a) All categorical users and other dischargers of industrial wastes shall obtain a discharge permit from the Department of Public Services as required by rule. New users

shall obtain permits prior to any discharge. Applications and permits shall be in a form prescribed by the Department of Public Services and shall be subject to an application fee of three hundred dollars ($300.00) per permit. Additionally, each permit shall be subject to an issuance fee which shall equal the direct and indirect costs of any previous advertisement of noncompliance and any other outside services which in the discretion of the Department of Public Services are required in order to review and evaluate the application or to implement a pretreatment program for such permitted user.
(Ord. No. 263-96, 5-20-96)

Sec. 24-51. Public wastewater works not to be damaged.

No person shall break, damage, destroy, uncover, deface or tamper with any structure, appurtenance or equipment which is a part of the public sewer or stormwater drainage system.
(Ord. No. 263-96, 5-20-96)

Sec. 24-52. Right of entry.

The Department of Public Services, or the Portland Water District as its agent, bearing proper credentials and identification, shall be permitted to enter upon all properties with sewer or stormwater drainage systems connected to the public sewer and producing industrial or process wastes, at reasonable times and upon reasonable notice for the purpose of inspection, observation, measurement, sampling and testing or otherwise enforce the rule, including copying of reports and records relating to the industrial pretreatment program in accordance with the provisions of this article.
(Ord. No. 263-96, 5-20-96)

Sec. 24-53. Exclusion of industrial waste.

(a) The Department of Public Services or the Portland Water District shall have authority to temporarily exclude any industrial waste, whether pretreated or not, from the public sewers whenever, in its or their opinion, such action is necessary for the purpose of determining the effects of such wastes upon the sewers, wastewater system or wastewater treatment facilities.

(b) The Department of Public Services or the Portland

Water District shall notify the affected user prior to taking such actions and shall afford the user a reasonable time for response. The Department of Public Services or the Portland Water District shall have the authority to take actions necessary to halt the discharge of pollutants from any user to the treatment works which reasonably appears to present an imminent endangerment to the health or welfare of persons or the POTW. Such actions shall be preceded by a notification, oral or written, to the user.
(Ord. No. 263-96, 5-20-96)

Sec. 24-54. Demolition of buildings.

(a) No building served by a building drain or sewer which is connected to the public sewers or to a private sewer system connected to the public sewers, may be demolished prior to the termination of the building sewer or drain at the public sewer under the inspection of the Department of Public Services. The building sewer shall be terminated at the main, at the point designated by the Department of Public Services.

(b) Notice of intent to demolish a building shall be given to the Department of Public Services, by means of a copy of the application for a demolition permit from the building authority or by direct notice to the Department of Public Services, in advance of the time when the building drain or sewer is to be terminated. No such demolition permit shall be issued until a drain termination permit has been issued by the Department of Public Services and a copy thereof has been given to the building authority.

(c) The fee to terminate the building and/or facility sewer and/or drain system will be paid to the city in advance of the termination. The fee of two hundred fifty dollars ($250.00) per termination represents inspection fees and materials to terminate sewer service. Upon payment of this fee and approval by the Department of Public Services, the applicant shall be issued a sewer termination permit.

(d) Failure to give notice of intent to demolish a building to the Department of Public Services, or to terminate the building drain prior to demolition thereof, or to obtain a permit therefor, shall be deemed a violation of this section, with each day in which the violation continues deemed to be a separate violation.

(e) All excavation for sewer service termination shall be made and maintained in compliance with all provisions of the construction safety rules and regulations of chapter 25, article VII of this Code.

(f) *Violations.* The property owner who fails to obtain a sewer termination permit and terminate the sewer or drain from the building to be demolished to the public sewer shall be guilty of an offense.

(g) *Failure to comply.* When a person to whom an order is directed fails to terminate a building sewer or drain within a ten-day period, it shall be lawful for the city to terminate the building sewer or drain. All city costs thereof shall be charged to the property owner.
(Ord. No. 263-96, 5-20-96)

Sec. 24-55. Written notice required.

Forty-five (45) days' written notice shall be given to the Department of Public Services by any person proposing to:

(a) Substantially change the volume or character of pollutants over that being discharged into the treatment system at time of enactment of this article;

(b) Create a new discharge into the treatment system of pollutants from any source which would be a new source as defined in section 306 of the act if such a source were discharging pollutants elsewhere;

(c) Create a new discharge into the treatment system of pollutants from any source which would be subject to section 301 of the act if it were discharging such pollutants elsewhere.

(Ord. No. 263-96, 5-20-96)

Sec. 24-56. Violations.

Any person failing to comply with or violating any provision of this article shall be served by the Department of Public Services with written notice stating the nature of the

failure or violation and providing a reasonable time limit for the satisfactory correction thereof. Such person shall, within the period of time stated in such notice, permanently cease or correct all such failures or violations. Any person who shall continue any failure or violation beyond the time limit required for compliance in any notice given pursuant to this section shall be guilty of an offense. Any person violating any of the provisions of this article shall be liable to the city and shall be assessed a civil penalty of a minimum of one thousand dollars ($1,000.00) per day for each violation of industrial pretreatment standards and requirements, and in addition, shall be liable for any expense, loss or damage occasioned by the city by reason of such violation, including reasonable attorney's fees. The city may seek injunctive relief for the purposes of enforcing this article.
(Ord. No. 263-96, 5-20-96)

Sec. 24-57. Appeals.

(a) Whenever the person receiving written notice shall deem himself aggrieved by an order made by the Department of Public Services, the person may file an appeal to the city manager within ten (10) days of the date of the written notice, and the person shall be afforded a hearing on the matter before the city manager or his designee, and unless by their authority the aggrieved order is revoked, such order shall remain in force and be forthwith complied with by the person.

(b) In cases of applicability or interpretation of this article, the city manager may revoke such order made by the Department of Public Services.

(c) In cases where compliance with such order made by the Department of Public Services would cause undue hardship, the city manager may extend the time limit of such order or they may permit exceptions to, or waive requirements of, or grant a variance from the specific provisions of this article, subject always to the rule that the city manager shall give due consideration to the purposes of this article in eliminating existing pollution, preventing further pollution and promoting the public health, safety and welfare.
(Ord. No. 263-96, 5-20-96)

Sec. 24-58. Reserved.

Sec. 24-59. Reserved.

Sec. 24-60. Reserved.

Sec. 24-61. Reserved.

Sec. 24-62. Reserved.

Sec. 24-63. Reserved.

Sec. 24-64. Reserved.

Sec. 24-65. Reserved.

Sec. 24-66. Reserved.

Sec. 24-67. Reserved.

Sec. 24-68. Reserved.

Sec. 24-69. Reserved.

Sec. 24-70. Reserved.

ARTICLE IV. SANITARY SEWER USER AND INDUSTRIAL PRE-TREATMENT CHARGES*

***Editor's note**--Ord. No. 263-96, passed May 20, 1996, amended this article in its entirety, in effect repealing the former provisions and enacting similar new provisions as herein set out. Formerly, such provisions pertained to sewer use charges, consisted of substantive §§ 24-71--24-78, and derived from §§ 322.1--322.3, 322.5--322.8 of the 1968 Code, as amended by the following legislation:

Ord. No.	Sec.	Date	Ord. No.	Sec.	Date
326-77	--	5-16-77	123-89	--	10- 2-89
420-77	--	7-18-77	259-90	--	2-21-90
284-78	--	5-15-78	79-91	--	8- 7-91
102-81	1, 3	9-21-81	88-92	1, 2	9- 9-92
476-82	1--3	4- 6-82	187-95	--	3- 6-95
523-83	1--3	6- 8-83	157-96	--	2- 5-96
17-88	--	6-20-88			

Sec. 24-71. Definitions.

Unless the context specifically provides otherwise, the meanings of terms used in this article, not defined elsewhere in this chapter shall be as follows:

Commercial unit shall mean any structure or portion of a structure from which wastewater or industrial waste is discharged, excepting only dwelling units as defined hereinafter and shall include industrial users. Commercial units owned by different entities within the same structure and sharing the same water meter shall be treated as one (1) commercial unit.

Dwelling unit shall mean one (1) or more rooms occupied or designed to be occupied by one (1) or more natural persons as a single housekeeping unit with sanitary facilities, other than a place of public accommodation as defined hereinafter, discharging only domestic wastewater and shall include each unit of ownership in any condominium. If the occupant or occupants of rooms fit the definition of a dwelling unit except for the fact that the occupants share sanitary facilities with an occupant or occupants of other rooms located within the same structure, the number of units in the structure shall be deemed to be the total number of toilets or urinals located within such structure.

Parcel of land shall mean any area of land shown on the assessor's maps on the April first last preceding the operative date, located within the city, which is either connected in fact to a sewer within the city, or developed-but-unconnected to a sewer within the city, which sewer is nevertheless accessible to the area within the meaning of section 24-36.

Place of public accommodation shall mean any establishment having sanitary facilities located therein which gives or offers shelter or lodging to members of the general public, whether transient or long term and shall include but is not limited to hotels, motels, guest houses, hospitals, rest homes, nursing homes, inns, fraternity houses and dormitories.

Treatment facilities shall mean all wastewater treatment plants owned and operated by the Portland Water District or by the city.

Total organic carbon or TOC shall mean the determination of organic matter present by the measurement of carbon dioxide produced by pyrolysis measured in accordance with 40 CFR Part 136.

Volume of water shall mean the amount of water, estimated or measured, whichever is less, provided to the property by the Portland Water District during the previous period of the calendar year. This term shall include any amounts of water obtained from other sources whether or not water is also provided by the district.
(Ord. No. 263-96, 5-20-96)

Cross reference(s)--Definitions and rules of construction generally, § 1-2.

Sec. 24-72. Sanitary sewer user charges.

(a) *Applicability.* There are levied upon all parcels of land charges for cost of treatment of wastewater and stormwater and for the operation and maintenance of the wastewater system.

(b) *Billing.* Bills for all charges under this article may be sent to the record owner, or to the person requesting water service. Bills shall be sent to each such owner or person every month, except that persons billed quarterly or seasonally by the Portland Water District for water service may be billed quarterly or seasonally for all charges under this article. All payments shall be credited against the oldest outstanding bill sent to such owner or person. Any payments made to the Portland Water District or its agents, which do not indicate to which account they are to be applied, shall be applied as provided by contract between the city and the Portland Water District.

Bills shall contain an amount for sanitary sewer user charges, and if delinquent as provided in section 1-16 of this Code, shall include charges for interest to be computed in the same manner as provided for real estate taxes.

(c) *Computation.* The user charges shall be computed in accordance with the following schedule, as from time to time amended, which shall be sufficient to meet costs of the eligible purposes for which such charges may be used. User charges under this section for both dwelling units and commercial units billed for water used after July 1, 2011 the foregoing rate shall be eight dollars and eleven cents ($8.81) per hundred cubic feet of volume for connected parcels of land. The user charge for developed but unconnected parcels of land shall be one dollar and seventy-one cents ($1.71) per hundred cubic feet of volume. Each metered billing unit shall have a minimum charge of at least one hundred (100) cubic feet per month.

(d) *Purposes for which charges may be used.* Charges and assessments made under this article shall be used consistently with 33 U.S.C.A. § 1281 et seq., and applicable federal regulations for the following purposes:

(1) To defray the current expenses of operating and maintaining the wastewater system, including any assessment made by the Portland Water District;

(2) To pay the interest and repay the principal on any outstanding or future indebtedness of the city for construction of sewers heretofore or hereafter constructed within the city;

(3) To reimburse the city for the cost of computation, billing and enforcement of such charges.

(e) *Collection.* Charges assessed pursuant to this section shall be enforceable pursuant to section 1-16 of this Code.

(f) *Disconnection for nonpayment of charges.* The Portland Water District shall disconnect sewer users with unpaid sanitary sewer user charges according to the same terms and procedures used to disconnect water users with unpaid water user charges.

(Ord. No. 263-96, 5-20-96; Ord. No. 88-97, 9-15-97; Ord. No. 118-01/02, 12-3-01; Ord. No. 249-02/03, 5-19-03, Ord. No. 31-03/04, 7-21-03(enacted as emergency); Ord. No. 218-03/04, 5-17-04; Ord. No. 249-04/05, 5-16-05, enacted as emergency; Ord. No. 244-07/08, 5-19-08; Ord. No. 265-08/09, 5-18-09; Ord. No. 225-09/10, 5-17-10; Ord. No. 227-10/11, 5-16-11)

Sec. 24-73. Industrial surcharges.

(a) *Applicability.* Each industrial user except those included in the Westbrook Inter-Municipal Sewer Service Agreement Area, shall be subject to surcharges in addition to any other treatment charge if the wastewater discharged by such user is determined by the Department of Public Services, in accordance with 40 CFR Part 136, to exceed any of the following concentrations:

(1) BOD of two hundred fifty (250) mg/l; or COD, where indicated for specific wastewater and a correlation between BOD and COD is established in such wastewater; or TOC, where indicated for specific wastewater and a correlation is established between TOC and BOD in such wastewater;

(2) TSS content of three hundred (300) mg/l.

(b) *Computation of surcharge for BOD.* The surcharge for BOD shall reflect the cost of removing the excess BOD and shall be computed in accordance with the following formula:

Surcharge for BOD = $(C_1$ - 250 mg.l) x Q x 8.34 x S_1

Where C_1 = The concentration of BOD in mg/l

Q = The total volume of wastewater contributed during the billing period, in millions of gallons

8.34 = Conversion factor of gallons to pounds

S_1 = $0.1633 for each pound of BOD in dollars

(c) *Computation of surcharge for TSS.* The surcharge for TSS shall reflect the cost of removing the excess TSS and shall be computed in accordance with the following formula:

Surcharge for TSS = $(C_2$ - 300 mg/l) x Q x 8.34 x S_2

Where C_2 = The concentration of TSS in mg/l

Q = Total volume of wastewater contributed during the billing period, in millions of gallons

8.34 = Conversion factor of gallons to pounds

S_2 = $0.0817 for each pound of TSS in dollars

(d) Westbrook Inter-Municipal Sewer Service Agreement area may be surcharged for BOD and TSS, based on the cost of treatment at the Westbrook Gorham Regional Treatment Plant.

(e) *Industrial surcharge fee.* An industrial surcharge fee is hereby established for all permitted discharges from all permitted users at a rate of $0.0857 per hundred cubic feet of volume, provided that the city council may, from time to time, by order, readjust the surcharge fee according to the then prevailing cost of administering the industrial pretreatment program and the anticipated number of permitted users and anticipated volume to be surcharged.

(f) *Appeals.* Any person aggrieved by a determination of the Department of Public Services made pursuant to this section may appeal such determination to the city manager, within thirty (30) days of notification of such determination. Such person may submit additional evidence and shall be heard orally by the manager or his deputy. The manager may modify the Department of Public Services's determination if satisfied that the determination was erroneous, inconsistent with this chapter, or with applicable rules, regulations or grant requirements made pursuant to 33 U.S.C.A. c. 26. All determinations of the manager shall be rendered within a reasonable period of time, not to exceed ninety (90) days from the date of such hearing and shall be final.
(Ord. No. 263-96, 5-20-96; Ord. No.97-03/04, 11-17-03)

Sec. 24-74. Reserved.

Sec. 24-75. Volume measurements.

(a) *Water volume measurements.* Whenever in this article there is reference to volume of water, and the charges of such person are computed in whole or in part upon such volume of water, the use of such standard shall give the Department of Public Services the right to require any person obtaining water from sources other than the Portland Water District to install and maintain at such person's own expense water meters of a type approved by the Department of Public Services for the purpose of determining the volume of water obtained from their other sources and to report the volume of such water recorded by such meter to the Department of Public Services. Following installation, such meter shall not be removed without the written permission of the Department of Public Services.

(b) *Wastewater volume.* Devices for measuring the volume of wastewater discharged by a commercial or industrial user may be required by the Department of Public Services if these volumes cannot be determined from the water volume records. Any person who is a commercial or industrial user may, at his option, install devices approved by the Department of Public Services for the metering of wastewater and may have the charges based upon the volume of wastewater rather than upon water volume. All metering devices for determining the volume of wastewater shall be installed, owned and maintained by the person to be charged. Following approval and installation, such meters may not be removed without the consent of the Department of Public Services and may be read by the Department of Public Services at all reasonable times.

(c) *Submetering of water volume.* Any person who feels that recorded water records are not a reliable index of his discharge volume may install an additional water meter of a type approved by the Department of Public Services to measure the volume of water which can be shown not to enter the sewerage system. The person installing such a meter shall immediately notify the Department of Public Services of such installation and shall be responsible to the Department of Public Services for reporting meter readings once every month. Such person shall be credited with the volume charges for the volume shown by such meter, which meter shall be accessible for reading by the city or its agents at all reasonable times.

(d) *Review.* Any person subject to charges under this article may make a written request for review of such charges by the city manager as provided in section 1-16 of this Code. The city manager may review and modify such charges, to the extent that justice requires, upon affirmative proof by such person that:

(1) The volume of metered water consumed exceeds the volume of wastewater generated by the unit;

(2) The difference between the volume of water and of wastewater exceeds ten (10) percent of the metered water measurement;

(3) The amount of the difference can be established to a substantial certainty by reliable tests or is documented by reliable sources prepared for purposes unconnected with wastewater disposal; and

(4) Measurement by the measuring devices provided for in the preceding subsections is impossible or impractical.

(Ord. No. 263-96, 5-20-96; Ord. No. 37-09/10, 8-17-09)

Sec. 24-76. Assessments.

(a) *Lien.* All assessments upon a parcel of land made under this article shall create a lien for the benefit of the city.

(b) *Reserved.*
(Ord. No. 263-96, 5-20-96)

Cross reference(s)--Uniform procedure for collecting assessments, § 1-16.

Sec. 24-77. Violations.

Any person violating the provisions of this article, other than the requirement of payment of charges or assessments, shall be guilty of an offense.
(Ord. No. 263-96, 5-20-96)

ARTICLE V. STORMWATER SERVICE CHARGES

Sec. 24-80. Purpose; Stormwater Service.

Stormwater services assist the city in meeting the regulatory obligations imposed by national pollutant discharge elimination system (NPDES) permits or other court orders or regulations promulgated from the act by reducing pollution and improving water quality within the city.

Stormwater services assist the city in protecting the public health, safety and welfare and the environment and providing stormwater services and regulation of the use thereof renders and/or results in both service and benefit to individual properties, property owners, business, citizens, and residents of the city and to all properties, property owners, businesses, citizens, and residents of the city concurrently and for the environment.

The area of impervious surface on each property is the most important factor influencing the cost of providing stormwater services by the city or to be provided by the city in the future, and the area of impervious surfaces on each property is therefore the most appropriate parameter for calculating a periodic stormwater service charge.

The City of Portland presently owns and operates storm sewers, combined sewers, and the stormwater drainage system, which have been developed over many years. The future usefulness of those existing services owned and operated by the city, and of additions and improvements thereto, rests on the ability of the city to effectively manage, protect, control, regulate, use, and enhance stormwater services in the city with the management of other water resources in the city. In order to do so, the city must have adequate and stable funding for its stormwater service operating needs and capital program.

Stormwater services are needed throughout the city because many of those areas are developed. While specific service and facility demands may differ from area to area at any given point in time, a stormwater service area encompassing all lands and water bodies within the city is consistent with the present and future needs of the community.

The provision of stormwater services in the city promotes an essential regulatory purpose by influencing where stormwater runoff flows and how it is managed, thereby reducing flooding, erosion and water pollution caused by stormwater runoff.

By mitigating the impact of stormwater runoff from developed properties, stormwater services provided by the city help minimize damage that would subject a parcel owner to civil liability.

The city council is responsible for the protection and preservation of the public health, safety, and welfare of the community, and the environment and finds that it is in the best interest of the health, safety, and welfare of the citizens of the city and the community at large and the environment to provide stormwater services accounted for in the city budget as a separate enterprise fund dedicated solely to the provision of stormwater services and to institute funding methods associated therewith.

In order to fully recover the cost of providing stormwater services a stormwater service charge is the most fair and reasonable means of apportioning the cost among developed land throughout the city.

Sec. 24-81. Definitions.

Unless the context specifically provides otherwise, the meanings of terms used in this article shall be as follows:

Credit shall mean a conditional reduction in the amount of a stormwater service charge to developed land based on the provision and continuing presence of an effectively maintained and operational approved on-site stormwater system or facility or other service or activity that reduces the cost of providing service.

Developed land shall mean property altered from its natural state by construction or installation of more than 400 square feet of impervious surfaces as defined in this chapter.

Exemption shall mean not applying to, or removing the application of the stormwater service charge from, a property. No permanent exemption shall be granted based on taxable or non-taxable status or economic status of the property owner.

Impervious surfaces are those areas that prevent or impede the infiltration of stormwater into the soil as it entered in natural conditions prior to development. Impervious surfaces include, but are not limited to, rooftops, sidewalks, walkways, patio areas, driveways, parking lots, storage areas, compacted gravel surfaces, awnings and other fabric or plastic coverings, and other surfaces that prevent or impede the natural infiltration of stormwater runoff which existed prior to development.

Undeveloped land shall mean land in its unaltered natural state or which has been modified to such minimal degree as to have a hydrologic response comparable to land in an unaltered natural state shall be deemed undeveloped. Undeveloped land shall have less than or equal to 400 square feet of impervious surfaces as defined in this chapter consisting of limited pavement, asphalt, or compacted dirt or gravel surfaces or structures which create an impervious surface that would prevent infiltration of stormwater or cause stormwater to collect, concentrate, or flow in a manner materially different than that which would occur naturally.

Sec. 24-82. Authority and Establishment of the Stormwater Fund.

(a) Under the authority of the Maine Constitution, Article VIII, and Title 30-A M.R.S. § 3001, the city hereby establishes the stormwater service charge to fund stormwater services within the city. Such stormwater charges shall be maintained and accounted for separately in accordance with generally accepted accounting principles as determined by the city's finance director.

(b) Charges made under this article shall be used for the following purposes:

To defray the current expenses of stormwater services and a portion of the current expenses of the combined sewer system attributable to providing stormwater service;

To pay the interest and repay the principal on any outstanding or future indebtedness of the city for construction of the storm drainage system and a portion of the combined sewer systems heretofore or hereafter constructed within the city similarly attributable to providing stormwater service;

To reimburse the city for the cost of computation, billing, and enforcement of such charges.

(c) The city manager will designate appropriate Department of Public Services management and other personnel, including support as needed of personnel from other city departments such as finance, to provide stormwater services and to collect and account for the stormwater service charge imposed hereunder.

Sec. 24-83. Exemptions.

Exemptions from stormwater charges established under this article are not allowed, except as provided in this section. Exemptions shall be allowed for:

(a) All roads owned or maintained by the State of Maine, including the Maine Turnpike; and all accepted City roads and all roads maintained by the City; all private roads and ways serving more than two dwelling or structures, but not driveways; all public pedestrian walkways. However, parking lots, buildings, or other developed land within the right-of-ways shall not be exempt from storm water service charges;

(b) Undeveloped land;

(c) Railroad rights-of-way (tracks). However, railroad stations, maintenance buildings, or other developed land used for railroad purposes shall not be exempt from storm water service charges;

(d) Airport runways, taxiways and aprons upon which public and private aircraft operate;

(e) With the exception of Peaks Island all islands are exempted from the fee due to the limited services provided to the islands.

Sec. 24-84. Stormwater Service Charge.

(a) There is levied upon all developed land stormwater service charges for the cost of providing stormwater services. All developed land shall be charged $6.00 per month per one thousand two hundred (1,200) square feet of impervious surface area, rounded to the nearest one thousand two hundred (1,200) square feet of impervious surface area.

(b) The basis for this charge is the measured amount of impervious surface area on the developed land as determined by the city. This measured area may be updated from time to time at the discretion of the Department of Public Services upon evidence of impervious surface area change or the availability of updated or more accurate information.

(c) Fees collected hereunder to fund stormwater services can also be supplemented by other revenues available to the city, including but not limited to state, federal, general and special city funds, and private grants and loans.

Sec. 24-85. Credits

(a) Owners of developed land may apply for and receive a voluntary stormwater service charge credit for approved stormwater credit systems or facilities. The director of the Department of Public Services or his/her designee shall determine such approved stormwater systems and facilities and stormwater service charge credit amounts based on the technical requirements, design and performance standards contained in the city's stormwater credits manual, to be adopted by the director of the Department of Public Services pursuant to this ordinance, as it may be updated or amended from time to time.

(b) It is the responsibility of the record owner to initiate and apply in writing for stormwater service charge credits, and to provide all necessary information with a letter requesting the credit. The department of public services is not responsible for initiating a credit application, performing engineering calculations, or otherwise assisting in the preparation of a request for a credit. Credits will only be applied if the requirements outlined in the city's stormwater credit manual are met including but not limited to completion of on-going maintenance, guaranteed right-of-entry for inspection, and submittal of annual self-certification reports or other required reports as required per ordinance and rule.

(c) Credits will be applied to the stormwater service charge while stormwater facilities or management practices are functioning as approved by the city. If the approved practice or facility is not functioning as approved, or is terminated, the credit will be cancelled. Once the credit has been cancelled, the customer must reapply for the credit.

(d) The department of public services will only review complete credit requests. If approved, the credit will be applied to the first bill issued 30 days after the approval. Credits may be made retroactive, one calendar year from the date of the first billing period of the charge.

(e) A credit of up to one hundred percent (100%) of the stormwater service charge may be approved.

Sec. 24-86. Billing.

(a) All charges under this article shall be sent to the record owner of a given property. The record owner may request, subject to the approval of the director of the Department of Public Services, that the full charge be billed to the owner's designated tenant. The director may direct billing to the tenant of the property if the tenant is currently billed for water and sanitary sewer charges. The record owner shall be liable for payment even if the stormwater service charges are billed to the tenant of the property.

(b) Condominiums shall have the full charge for the developed land equally divided among all condominium owners of developed land. The condominium owners may appeal the director in writing to adjust the fraction of the charge applied to each condominium owner. The director will require signed confirmation from each condominium owner of developed land that they approve the adjustment to the fraction of the charge applied.

(c) Bills shall contain an amount for stormwater service user charges, and if delinquent, as provided in section 1-16 of this Code, shall include charges for interest to be computed in the same manner as provided for real estate taxes and such delinquency may be collected by a civil action against the owner and/or may result in a lien being placed on the property as specified in section 24-88.

Sec. 24-87. Right of appeal and adjustments.

(a) A record owner may request review of the amount of the stormwater service charge imposed on such owner by written request to the director of the Department of Public Services within 30 calendar days of the date the customer receives the service charge bill.

(b) The owner must demonstrate the impervious surface area is less than the amount used in calculating the developed land's stormwater service charge. Factors that will be considered include the impervious surface area of the property.

(c) An owner must comply with all rules and procedures adopted by the director when submitting a request for appeal or adjustment of the stormwater service charge and must provide all necessary information to make a determination.

(d) The director of the Department of Public Services or his/her designee shall review the service fee and issue a determination, in writing, within 30 calendar days.

(e) With a finding that the impervious surface area is less than the amount used to calculate the developed land's stormwater service charge, the sole remedy to the owner shall be re-calculation of the stormwater service charge based on the corrected impervious surface area. A finding that the impervious surface area is not less than the amount used to calculate the developed land's stormwater service charge shall be conclusive with respect to that property and shall remain effective unless the owner changes the impervious surface area of the property.

(f) An owner may appeal the director of the Department of Public Services decision to the city manager or his/her designee within 30 days of the date of the decision. An owner may appeal a decision of the manager to a court of competent jurisdiction pursuant to the applicable Rules of Civil Procedure.

Sec. 24-88. Right of enforcement and violations.

(a) The director of the Department of Public Services or his/her designee is the enforcement authority who shall administer, implement, and enforce the provisions of this article.

(b) It shall be unlawful for any person to violate or to fail to comply with the requirements of this article or its fees. Whenever the enforcement authority believes that a person has violated this article, the enforcement authority may enforce this article in accordance with 30-A M.R.S.A. § 4452.

(c) Any person who violates this article may also be subject to fines, penalties and orders for injunctive relief and shall be responsible for the city's attorneys' fees and costs, all in accordance with 30-A M.R.S.A. § 4452. Each day such violation continues shall constitute a separate violation. Moreover, any person who violates this article also shall be responsible for any and all fines, penalties, damages and costs, including, but not limited to attorneys' fees and costs, incurred by the city for violation of federal and state environmental laws and regulations caused by or related to that person's violation of this section; this responsibility shall be in addition to any penalties, fines or injunctive relief imposed under this section.

(d) Without limiting the foregoing, failure to comply with this article may also be enforced as a nuisance and be subject to an abatement action, in addition to, or alternatively to, the enforcement actions described above.

(e) *Consent agreement.* The enforcement authority, with the approval of corporation counsel and the city manager, may enter into a written consent agreement with the violator to address timely abatement of the violation(s) of this article for the purposes of eliminating violations of this article and of recovering fines, costs and fees without court action.

(f) Delinquent fees. Any owner that fails to pay the stormwater service charge when due shall be responsible for the amount of the unpaid service charge, interest on the unpaid amount, and attorneys' fees and other costs of collection. To the extent permitted by law, the fee, when overdue, including interest and penalties, is a lien on real property and may be collected in the same manner as a sewer user lien pursuant to state law. Delinquent amounts may also be collected by a civil action against the person.

Sec. 24-89. Limitation of liability.

This article shall not be interpreted to mean that property subject to the charges established herein will always (or at any time) be free from stormwater flooding or flood damage, or that stormwater drainage systems capable of handling all storm events can be cost-effectively constructed, operated or maintained. Therefore the following limitations on liability, in addition to any other limitations or immunities existing in law, are set forth:

(1) It is the express intent of the city that this article will protect the public health, safety and welfare of properties and persons in general. However, this ordinance does not create any special duty or relationship with any

individual person or specific property either within or outside the service area.

(2) The city shall not be held liable for flood damage or assessing and removing pollution sources, and reserves the right to assert all available immunities and defenses in any action seeking monetary compensation from the city, or its officers, agents or employees for alleged damages arising from alleged failure or breach of duties or relationship as may now exist or hereafter be created.

(3) The issuance of any permit, plan approval or inspection shall not constitute a warranty, express or implied, nor shall it afford the basis for any action seeking the imposition of monetary damages against the city or its officers, employees or agents.

(4) Operation of stormwater drainage systems located on private property or public property not owned by the city and for which there has been no public dedication of such systems and facilities for operation, maintenance and/or improvements of the system, shall be the legal responsibility of the property owner, except as may be affected by the laws of the State of Maine and the United States of America.

Sec. 24-90. Severability.

Each section of this ordinance is severable from all other sections. If any part of this ordinance is deemed invalid by a court or competent jurisdiction, remaining portions of the ordinance shall not be affected and shall continue in full force. Whenever this ordinance conflicts with any other ordinance of the city, State of Maine, or federal government, the stricter standard shall apply, except as limited by state or federal law.

Sec. 24-91. Reserved.
Sec. 24-92. Reserved.
Sec. 24-93. Reserved.
Sec. 24-94. Reserved.

2. *That Chapter 24 of the Portland City Code as hereby amended shall have an Effective Date of January 1, 2016.*

Order 130-14/15
~~Tab 20 1-5-15~~
Tab 16 1-21-15

MICHAEL F. BRENNAN (MAYOR)
KEVIN J. DONOGHUE (1)
DAVID A. MARSHALL (2)
EDWARD J. SUSLOVIC (3)
JUSTIN COSTA (4)

CITY OF PORTLAND
IN THE CITY COUNCIL

DAVID H. BRENERMAN (5)
JILL C. DUSON (A/L)
JON HINCK (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

ORDER AUTHORIZING AND APPROPRIATING $291,860 FROM THE SEWER FUND FOR START-UP COSTS FOR THE IMPLEMENTATION OF THE STORMWATER PROGRAM

ORDERED, that the City Council hereby authorizes and appropriates $291,860 from the Sewer Fund to pay for start-up costs for the implementation of the Stormwater Program as described in the attached document.

Portland, Maine | Yes. Life's good here.

EXECUTIVE SUMMARY

To: Finance Committee

From: Ian Houseal, Assistant to the City Manager, Sustainability Coordinator
Mike Bobinsky, Director of Public Services

Date: August 21, 2014

RE: STORMWATER SERVICE CHARGE PROGRAM

The following is a summary of the Stormwater Service Charge Program. Included with this summary, for recommendation to the full City Council by the Committee are:

- Amendments to Chapter 24: Sewers which establishes the stormwater service charge and program;
- Proposed appropriation from the Sewer Fund to pay for start-up costs for the program;

For Committee reference in consideration of the service charge, the following documents are attached:

- Estimated FY 2016 budget;
- Estimated FY 2017 budget;
- Estimated FY 2016 – FY 2019 summary budgets; and
- Estimated Sewer Fund and Stormwater Fund estimated revenue requirements (FY 2015 – FY 2019) and estimated sanitary sewer and stormwater service charge rates.
- Implementation Schedule;
- Stormwater Credit Manual;

PURPOSE OF THE STORMWATER SERVICE CHARGE PROGRAM

The proposed stormwater service charge is about valuing stormwater and therefore more equitably and fairly paying for sewer and stormwater costs. Instituting a stormwater charge more fairly and equitably distributes costs among the users of the sewer and stormwater systems. More information is available on the City website at http://www.portlandmaine.gov/1331/Stormwater-Service-Charge.

PROPERTIES SUBJECT TO THE STORMWATER SERVICE CHARGE PROGRAM

All properties with rooftops and paved areas are subject to the stormwater service charge. All government properties are subject to the charge including, city, State, and Federal property as they currently are charged for sewer charges. Property tax payers and non-property tax payers are also subject to the charge as they currently are charged for sewer charges.

STORMWATER SERVICE CHARGE PROGRAM EXEMPTIONS

As proposed, all developed properties in the City of Portland are subject to the stormwater service charge with the exception of:

- Land with less than or equal to 400 square feet of impervious area is exempt from charges.
- Publically accessible roads, sidewalks, pathways, and railroads, and airport runway are exempt from charges.
- All islands except for Peaks Island are exempt from charges given the limited services being received with regard to stormwater and sewer.

HOW THE STORMWATER SERVICE CHARGE IS CALCULATED

As proposed, both residential and commercial properties pay the same rate. That rate will be $6.00 per month per 1,200 square feet of impervious area at the initiation of the fee. The square feet of impervious area is rounded to the nearest 1,200 square feet as can be seen in this figure below. To look up a property's impervious area and billing units see http://www.cleangrowthcleanwater.com/calculator.

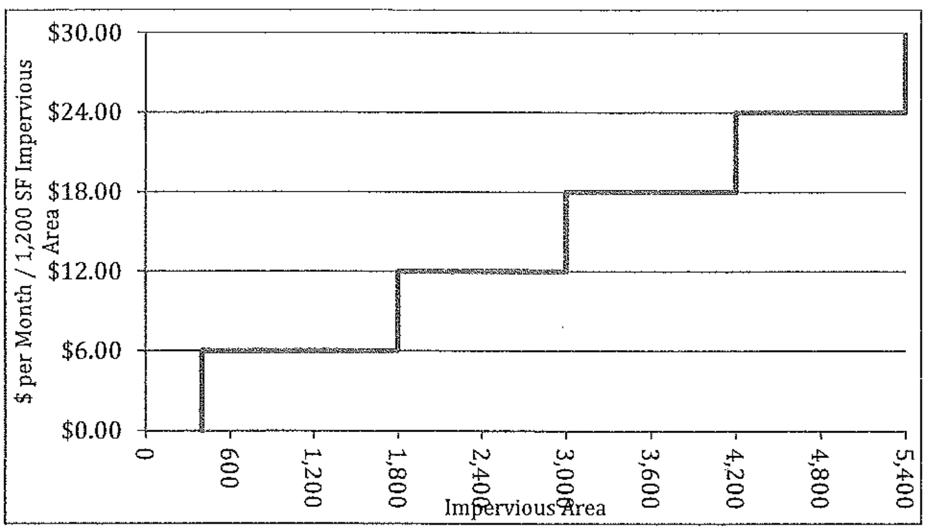


Figure 1: Stormwater Service Charge Rate

There will be a corresponding reduction in the sewer rate of approximately $1.50 per HCF at the initiation of the stormwater service charge.

HOW PROPERTY OWNERS CAN REDUCE CHARGES AND EARN CREDITS

Property owners can reduce their stormwater service charges by:

- **Appeal** - Reducing the amount of impervious area on a property or recalculating charge if appropriate; and
- **Credit** - Building stormwater runoff reducing improvements on their property.

Appeal

An appeals process is available for property owners to have the impervious area of their property re-calculated after taking steps to reduce the amount of impervious area on a property. The appeal must be made in writing. A form will be made available to simplify the process. Additionally, there will be time for property owners to review impervious area of properties during the sample billing period of implementation.

Credit

As proposed, credits are available to both residential and commercial properties. Credits are additive; meaning that multiple types of credits can be applied to a specific property, potentially resulting in a 100% credit of stormwater charges. All improvements must be designed, permitted, and built appropriately. Once permitted and built, a property owner may apply for a credit.

- **Residential Credit:** For residential properties (up to four units), credits are a set charge reduction and are designed to be relatively simple to design and administer.
- **Stormwater Credit:** For any property, credits are a percentage reduction and are designed to match Portland's existing stormwater development standards.

See the Stormwater Credit Manual for more information. Staff has shared the Stormwater Credit Manual with representatives of the Portland Chamber of Commerce, water quality advocates and an outside lawyer for peer review. Comments have been received are being considered.

BILLING ADMINISTRATION

Instituting this new charge will require changes to the way that stormwater is billed and collected. Currently, stormwater is billed through the wastewater (sewer) fee and shows on the water bill sent by the Portland Water District (PWD), and remitted to the City monthly along with wastewater fee collections. With the initiation of the Stormwater Service Charge, the City will bill and collect for stormwater services directly, while PWD will continue to bill for water and wastewater services.

STORMWATER SERVICE CHARGE PROGRAM IMPLEMENTATION

As proposed, in order to adequately allow enough time to prepare Portland's ratepayers for the changes to how revenue will be raised to pay for the sewer and stormwater program, the stormwater service charge will begin in January 2016.

An extensive public information campaign about the new charge will be carried out during the time leading up to January 2016 including:

- Public outreach through meetings and media;
- A mailed sample bill in September of 2015;
- The availability of one-on-one consolation with property owners after receiving the sample bill;
- The availability of a stormwater property look-up tool on the City website (available now); and
- The availability of the Stormwater Credit Manual available at the time the program is approved by the City Council. With the availability of the Stormwater Credit Manual, the public is able to immediately begin the process of determining what credits are available to them and how they will design and apply for any credits.

INCLUSION OF COMBINED SEWER SEPERATION PROGRAM COSTS

In keeping with the Sustainable Stormwater Funding Task Force's Recommendations to the City Council, combined sewer costs associated with Combined Sewer Separation Program will be included in the stormwater service charge moving forward as described in the estimated FY 2017 – FY 2019 budgets.

PROGRAM IMPACTS

There are 18,225 properties in the City of Portland with impervious area. The vast majority of properties, as proposed, will have between 1 – 3 billing units for charges amounting to a $6.00 to $18.00 per month. Additionally, most properties will also see a corresponding $1.50 reduction in their sewer rate offsetting the stormwater service. The following table shows the number of properties in groups of billing unit categories.

Table 1: Distribution of properties by grouping of Stormwater Billing Unit

Billing Units	Property Count
1-3	15,405
4-10	1,763
11-20	386
21-30	180
31-40	112
41-50	79
51-60	54
61-70	42
71-80	34
81-90	20
91-100	23
101-130	43
131-160	26
161-190	18
>190	40
Total	18,225

The following figure documents the projected changes to wastewater service (per HCF) charge over time if **NO** stormwater service charge is implemented and the projected changes to sewer (per HCF) charges and stormwater service charges over time. The projected wastewater service charge is used as a basis for analysis of impact.

The following figure documents the projected changes to wastewater service (per HCF) charges and stormwater service charges over time.

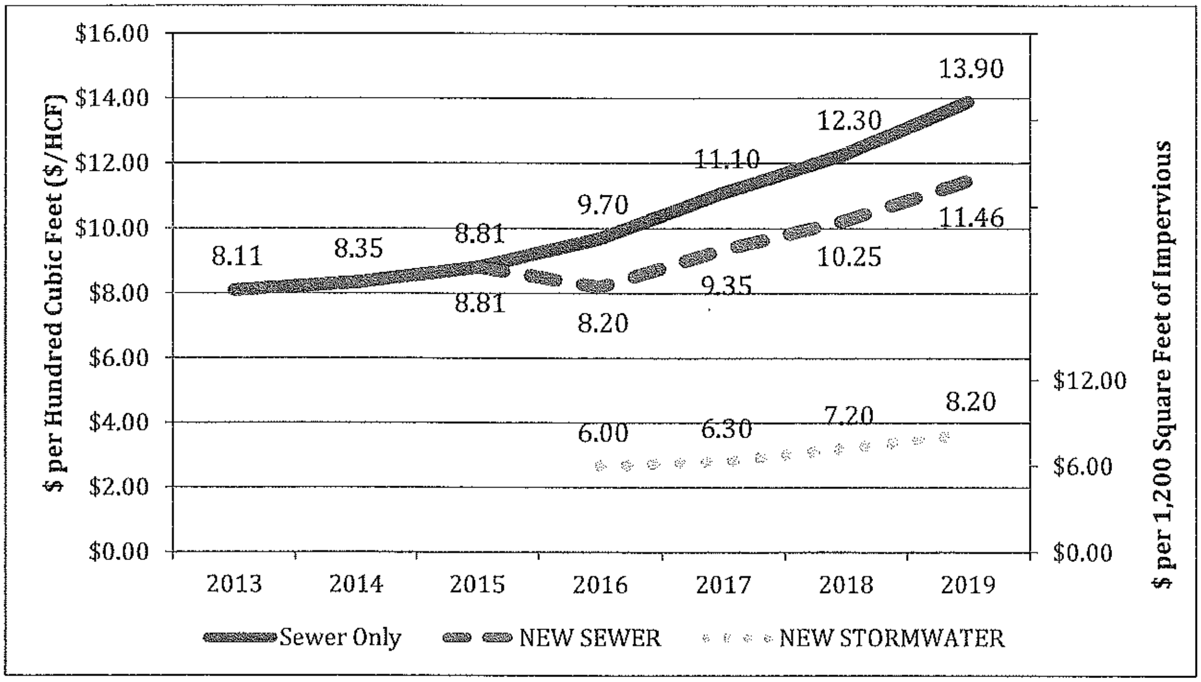


Figure 2: Projected Sewer Rate and Stormwater Rate.

The new Stormwater Service Charge reflects costs currently borne by the Sewer Enterprise Fund, therefore impacts for properties must consider both increased stormwater service charge and decrease in wastewater service charge to account appropriately for "impact." Impacts vary on type of property and relative proportion of Impervious Area to Wastewater Use.

Single Family Residential Homeowners

The following figure shows the distribution of single family residential properties in each Billing Unit. There are approximately 10,500 single family residential properties in Portland excluding all islands except for Peaks Island. For Single Family Residential properties, the average billing unit is 2. On average the monthly stormwater service charge for Single Family Residential properties is $12.00 less reductions to sewer charges.

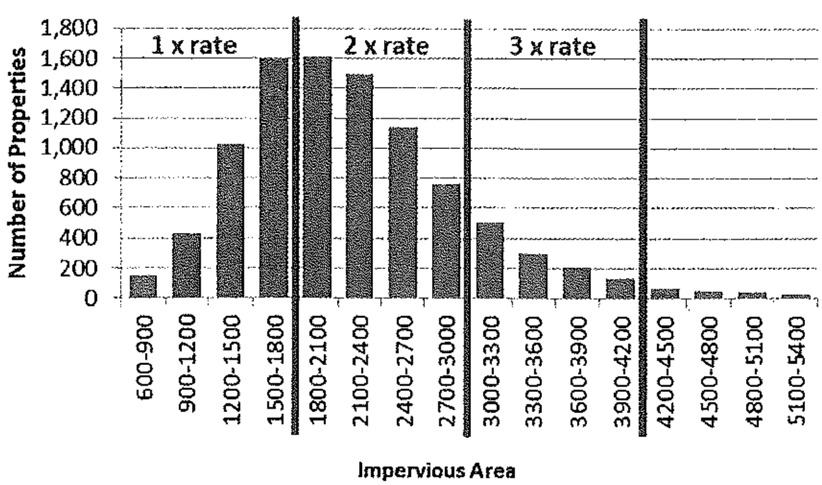


Figure 4: Distribution of the single family residential parcels in each proposed billing unit

The following is an example of the impact of stormwater and wastewater service charge to an average residential homeowner using average wastewater (5 HCF per month) and average IA of 2,200 sf or 2 Billing Units.

Table 2: Impact of stormwater and wastewater service charge to average residential homeowner.

Monthly Bills **WITH** Stormwater Service Charge	
Monthly Sewer Bill	$41.00
Monthly Stormwater Bill	$12.00
Total Monthly Stormwater and Sewer Bills	$53.00
Monthly Wastewater Bill WITHOUT Stormwater Service Charge	$48.50

<u>Non-Single Family Residential Family Properties</u>
The impact to other non-residential facilities is on a case-by-case basis and can be calculated using the stormwater billing units the City has on recording found using the Stormwater Look-up tool available on the City website. Knowing which properties are being reviewed and having access to water bills is essential to using the look-up.

Commercial property impacts, in general:

- **Residential Properties** will have **reduced costs** with the stormwater service charge. Exceptions are extremely low water users or properties with relatively high impervious area. Generally, fully occupied two-family, three-family, and four-family and above will have reduced costs with the stormwater service charge due to the footprint of the building of relatively similar size to single family residential and more water usage due to the occupancy of the building.

- **Downtown Properties** will generally have **reduced costs.** Exceptions are properties with relatively high impervious area properties such as properties exclusively parking lots.

- **Malls and other car oriented businesses** will generally have **increased costs** with the stormwater service charge.

- **Industrial food processing** properties will generally have **reduced costs.**

- **Warehouse** properties will generally have **increased costs.**

Highly Impacted Commercial Properties

There are an estimated total of 161 properties with estimated annual net change greater than $5,000 representing approximately 4% of non-residential properties. These properties will need special attention as the charge is implemented.

Table 3: Most Highly Impacted Commercial Properties

Net Increase Greater Than...	Previously Charged for Sewer Services	Not Previously Charged for Sewer Services	Total
$5,000	114	47	161
$10,000	41	13	54
$15,000	22	3	25
$20,000	13	2	15
$25,000	11	1	12
$30,000	6	1	7
$35,000	3	1	4
$40,000	1	1	1

Net Decrease Greater Than...	Previously Charged for Sewer Services	Not Previously Charged for Sewer Services	Total
$5,000	86	0	86
$10,000	43	0	43
$15,000	25	0	25
$20,000	18	0	18
$25,000	15	0	15
$30,000	12	0	12
$35,000	11	0	11
$40,000	11	0	11

City Properties

The City's estimated net increase is $365,000 per year. This net change includes the School Department. This net increase represents approximately $0.048 to the current year mil rate unless action is taken to reduce the city property's impact on the stormwater system such as applying for credits and reducing impervious area.

City of Portland Stormwater Program
Start-up Appropriation

8/13/2014

Staffing		
Account Clerk II (billing)	$	8,000
Cashier Clerk (collections)		8,000
Programmer Analyst		11,250
Assistant Engineer		25,000
Customer Service Representative		16,000
Overtime		2,000
Benefits		19,110
Total Wages and Benefits	$	89,360
Other		
Mail Sample Invoices	$	20,000
Misc. implementation costs		10,000
Contract engineering (help during sample billing period)		50,000
Outside Legal costs		50,000
Web based interface for payment		30,000
Office Modifications		30,000
supplies/equip		12,500
Total Other	$	202,500
Total Expenditures	$	291,860

Note: A total of 5.0 FTE added

City of Portland Stormwater Program
FY2016 Estimated Budget (6 months)

8/13/2014

Revenue			
Stormwater Billing Units	540,000		
Fee per Unit	$ 6.00		
Est revenue		$	3,240,000
Less Value of Credits at 12%			(388,800)
Less Uncollected est 9%			(289,043)
Excess Revenue (Over)Under Expenditures			(244,092)
Total Net Revenue		**$**	**2,318,065**
Expenditures			
Wages and Benefits		$	1,018,432
Stormwater Management			630,639
Indirect costs			69,575
Billing, lien costs			116,000
Software maint costs			1,500
Staff supplies, computers			2,151
Debt Service (includes new CIP and 50% new CSO)			187,908
Repayment to Sewer Fund for Start up expenses			291,860
Total Expenditures		**$**	**2,318,065**

City of Portland Stormwater Program
FY2017 Estimated Budget

8/13/2014

Revenue:		
Stormwater Billing Units	1,080,000	
Fee per Unit	$ 6.30	
Billable Revenue		$ 6,804,000
Less Value of Credits at 12%		(816,480)
Less Uncollected fees at 8%		(544,320)
Excess Revenue (Over)Under Expenditures		(237,825)
Total Net Revenue		**$ 5,205,375**
Expenditures		
Wages and Benefits		$ 2,097,970
Stormwater Management		1,292,810
Indirect costs		143,325
Billing, lien costs		232,000
Software maint costs		3,000
Staff supplies, computers		4,300
Debt Service (includes new CIP and 50% new CSO)		1,431,971
Total Expenditure		**$ 5,205,375**

City of Portland Stormwater Program
Estimated Budget - FY2016 thru FY2019

8/13/2014

	FY2016 (6 mos)	FY2017	FY2018	FY2019
Revenue				
Stormwater Billing Units	540,000	1,080,000	1,080,000	1,080,000
Fee per Unit	$ 6.00	$ 6.30	$ 7.20	$ 8.20
Total Billable Revenue	$ 3,240,000	$ 6,804,000	$ 7,776,000	$ 8,856,000
Less Estimated Credits	(388,800)	(816,480)	(933,120)	(1,062,720)
Less Allowance for Uncollected	(289,043)	(544,320)	(622,080)	(708,480)
Excess Revenue (Over)Under Expenditures	(244,092)	(237,825)	(270,950)	(271,455)
Total Net Revenue	**$ 2,318,065**	**$ 5,205,375**	**$ 5,949,850**	**$ 6,813,345**
Expenditures				
Wages and Benefits	$ 1,018,432	$ 2,097,970	2,150,419	2,204,180
Stormwater Management	630,639	1,292,810	1,325,130	1,358,258
Indirect costs	69,575	143,325	146,908	150,580
Billing, lien costs	116,000	232,000	240,120	248,524
Software maint costs	1,500	3,000	3,090	3,183
Staff supplies, computers	2,151	4,300	4,500	4,500
Debt Service	187,908	1,431,971	2,079,684	2,844,120
Repayment to Sewer Fund for Start up expenses	291,860	-	-	-
Total Expenditure	**$ 2,318,065**	**$ 5,205,375**	**$ 5,949,850**	**$ 6,813,345**

City of Portland Stormwater Program
Estimated Revenue Requirements and Rates - FY2015 thru FY2019

8/13/2014

	FY2015 app	FY2016 (Jul - Dec)	FY2016 (Jan - Jun)	FY2017	FY2018	FY2019
Revenue Requrements						
Sewer Fund (no Stormwater Charge)	24,189,023	13,076,332	13,076,332	29,356,607	32,057,447	35,986,795
Stormwater Fund	-	-	2,318,065	5,205,375	5,949,850	6,813,345
Adj Sewer Fund (with Stormwater Charge)	24,189,023	13,076,332	10,758,267	24,151,232	26,107,597	29,173,450
Estimated Rates						
Sewer Rate (no stormwater service charge)	$ 8.81	$ 9.70	$ 9.70	$ 11.10	$ 12.30	$ 13.90
With Stormwater Service Charge						
Sewer Rate	$ 8.81	$ 9.70	$ 8.20	$ 9.35	$ 10.25	$ 11.46
Stormwater Rate	$ -	$ -	$ 6.00	$ 6.30	$ 7.20	$ 8.20

City of Portland Stormwater Program
Start-up Appropriation

8/13/2014

Staffing		
Account Clerk II (billing)	$	8,000
Cashier Clerk (collections)		8,000
Programmer Analyst		11,250
Assistant Engineer		25,000
Customer Service Representative		16,000
Overtime		2,000
Benefits		19,110
Total Wages and Benefits	$	89,360
Other		
Mail Sample Invoices	$	20,000
Misc. implementation costs		10,000
Contract engineering (help during sample billing period)		50,000
Outside Legal costs		50,000
Web based interface for payment		30,000
Office Modifications		30,000
supplies/equip		12,500
Total Other	$	202,500
Total Expenditures	$	291,860

Note: A total of 5.0 FTE added

Portland, Maine — Yes. Life's good here.

TO: Mayor and City Council

FROM: Ian Houseal, Assistant to the City Manager

DATE: January 5, 2015

DISTRIBUTION: Sheila Hill-Christian, Michael Brennan, Danielle West-Chuhta, Sonia Bean, Nancy English

SUBJECT: Stormwater Service Charge Program

SPONSOR: Nick Mavodones, Chair, Finance Committee

I. SUMMARY OF ISSUE

The proposed stormwater service charge program has been unanimously recommended to the City Council by the Finance Committee for consideration. The initiation and development of the Program was made at the request of the City Council through a Council Resolution and incorporated the unanimous recommendations of a City Task Force established by Council Order. That Task Force considered other ways by which the City could pay for sewer and stormwater costs. The Task Force considered continuing to pay for stormwater services through the sewer rate, property taxes, or a stormwater service charge. The Task Force unanimously recommended a stormwater service charge.

The proposed stormwater service charge program, for City Council consideration, includes an amendment to Chapter 24: Sewers, which establishes the stormwater service charge program and the stormwater service charge rate for the first six months beginning in January 2016 of $6.00/billing unit. Approval of the proposed stormwater service charge program also authorizes an appropriation of $291,860 from the Sewer Fund for start-up costs until the charge goes into effect in January 2016 and includes the creation of five staff positions.

In addition to the amendment to Chapter 24: Sewers, the proposed stormwater service charge program includes an appropriation of $291,860 from the Sewer Fund for start-up costs until the charge goes into effect in January 2016. Within that appropriation is funding for five staff to be funded by the stormwater service charge program. As allowed under City Charter Article VI, section 1(d), five positions will be created to implement this program including an Account Clerk II, Cashier Clerk, Programmer Analyst, Assistant Engineer, and a Customer Service Representative if this appropriation is authorized by the City Council.

II. REASON FOR SUBMISSION

The enactment of the proposed ordinance and appropriation establish the stormwater service charge program.

III. INTENDED RESULT

The proposed stormwater service charge is about valuing stormwater and therefore more equitably and fairly paying for sewer and stormwater costs. Instituting a stormwater charge more fairly and equitably distributes the costs among the users of the sewer and stormwater systems.

IV. COUNCIL GOAL ADDRESSED

The City Council has had a goal to establish a stormwater service charge.

V. FINANCIAL IMPACT

The financial impact to city operations is estimated to be approximately $365,000 annually including the School Department. Impacts to private property vary. See the attached Executive Summary for more detail.

VI. STAFF ANALYSIS

The proposed stormwater service charge is a more fair and equitable way to pay for stormwater and sewer services currently paid for through the sewer rate. The adoption of this charge reduces the burden placed on raising revenue through the sewer rate.

VII. RECOMMENDATION

The Finance Committee met on December 11, 2014 and voted 4-0 to forward this item to the City Council with a recommendation for passage.

It is staff's recommendation to adopt the stormwater program as recommended.

VII. LIST ATTACHMENTS

Memorandum – Executive Summary – Stormwater Service Charge.

City of Portland Stormwater Program Start-up Appropriation

Amendments to Chapter 24: Sewers

City of Portland Stormwater Program
Start-up Appropriation

8/13/2014

Staffing			
	Account Clerk II (billing)	$	8,000
	Cashier Clerk (collections)		8,000
	Programmer Analyst		11,250
	Assistant Engineer		25,000
	Customer Service Representative		16,000
	Overtime		2,000
	Benefits		19,110
	Total Wages and Benefits	$	89,360
Other			
	Mail Sample Invoices	$	20,000
	Misc. implementation costs		10,000
	Contract engineering (help during sample billing period)		50,000
	Outside Legal costs		50,000
	Web based interface for payment		30,000
	Office Modifications		30,000
	supplies/equip		12,500
	Total Other	$	202,500
Total Expenditures		$	291,860

Note: A total of 5.0 FTE added

TO: Mayor and City Council

FROM: Ian Houseal, Assistant to the City Manager

DATE: January 5, 2015

DISTRIBUTION: Sheila Hill-Christian, Michael Brennan, Danielle West-Chuhta, Sonia Bean, Nancy English

SUBJECT: Stormwater Service Charge Program

SPONSOR: Nick Mavodones, Chair, Finance Committee

I. SUMMARY OF ISSUE

The proposed stormwater service charge program has been unanimously recommended to the City Council by the Finance Committee for consideration. The initiation and development of the Program was made at the request of the City Council through a Council Resolution and incorporated the unanimous recommendations of a City Task Force established by Council Order. That Task Force considered other ways by which the City could pay for sewer and stormwater costs. The Task Force considered continuing to pay for stormwater services through the sewer rate, property taxes, or a stormwater service charge. The Task Force unanimously recommended a stormwater service charge.

As allowed under City Charter Article VI, section 1(d), five positions will be created including an Account Clerk II, Cashier Clerk, Programmer Analyst, Assistant Engineer, and a Customer Service Representative if this ordinance and appropriation is approved by the City Council.

The proposed stormwater service charge program for City Council consideration includes an amendment to Chapter 24: Sewers which establishes the stormwater service charge for the first six months beginning in January 2016 of $6.00/billing unit and appropriates $291,860 from the Sewer Fund for start-up costs.

II. REASON FOR SUBMISSION

The enactment of the proposed ordinance and appropriation establish the stormwater service charge program.

III. INTENDED RESULT

The proposed stormwater service charge is about valuing stormwater and therefore more equitably and fairly paying for sewer and stormwater costs. Instituting a stormwater charge more fairly and equitably distributes the costs among the users of the sewer and stormwater systems.

IV. COUNCIL GOAL ADDRESSED

The City Council has had a goal to establish a stormwater service charge.

V. FINANCIAL IMPACT

The financial impact to city operations is estimated to be approximately $365,000 annually including the School Department. Impacts to private property vary. See the attached Executive Summary for more detail.

VI. STAFF ANALYSIS

The proposed stormwater service charge is a more fair and equitable way to pay for stormwater and sewer services currently paid for through the sewer rate. The adoption of this charge reduces the burden placed on raising revenue through the sewer rate.

VII. RECOMMENDATION

It is staff's recommendation to adopt the stormwater program as recommended.

VII. LIST ATTACHMENTS

Memorandum – Executive Summary – Stormwater Service Charge.

City of Portland Stormwater Program Start-up Appropriation

Amendments to Chapter 24: Sewers

Order 137-14/15
Tab 17 1-21-15

MICHAEL F. BRENNAN (MAYOR)
KEVIN J. DONOGHUE (1)
DAVID A. MARSHALL (2)
EDWARD J. SUSLOVIC (3)
JUSTIN COSTA (4)

CITY OF PORTLAND
IN THE CITY COUNCIL

DAVID H. BRENERMAN (5)
JILL C. DUSON (A/L)
JON HINCK (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

ORDER SETTING PUBLIC HEARING ON DESIGNATION OF THE DOWNTOWN TRANSIT ORIENTED DEVELOPMENT AND OMNIBUS TAX INCREMENT FINANCING DISTRICT AND THE MUNICIPAL DEVELOPMENT PROGRAM FOR THAT DISTRICT WITH ITS DOWNTOWN REVITALIZATION INVESTMENT PLAN

ORDERED, that the public hearing required by 30-A M.R.S. § 5226 for the designation of a Development District and the adoption of a Development Program is hereby set on the proposed designation of the Downtown Transit Oriented Development and Omnibus Tax Increment Financing District and Tax Increment Financing District and on the proposed adoption of the Municipal Development Program with Downtown Revitalization Investment Plan for that District on:

Monday, February 2, 2015 at 7:00 p.m. in the City Council Chambers
Portland City Hall, 389 Congress Street

Order 138-14/15
Tab 18 1-21-15

MICHAEL F. BRENNAN (MAYOR)
KEVIN J. DONOGHUE (1)
DAVID A. MARSHALL (2)
EDWARD J. SUSLOVIC (3)
JUSTIN COSTA (4)

CITY OF PORTLAND
IN THE CITY COUNCIL

DAVID H. BRENERMAN (5)
JILL C. DUSON (A/L)
JON HINCK (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

ORDER AMENDING AND RENAMING THE CREATIVE PORTLAND DEVELOPMENT AND ARTS TAX INCREMENT FINANCING DISTRICT TO THE BAXTER LIBRARY OMNIBUS TAX INCREMENT FINANCING DISTRICT

ORDERED, that the Creative Portland Development and Arts Tax Increment Financing District approved by City Council Order 94-08/09 and as amended by Orders 263-08/09, 275-08/09, 89-09/10, 218-09/10 and 184-11/12, is hereby further amended in substantially the form and according to the map attached hereto; and

BE IT FURTHER ORDERED, the Creative Portland Development and Arts Tax Increment Financing District is hereby renamed the Baxter Library OmnibusTax Increment Financing District and the term reduced to expire with the City's Fiscal Year 2019, all as more fully detailed in the Amended Development Program, in substantially the form attached hereto; and

BE IT FURTHER ORDERED, that the Acting City Manager is hereby authorized to execute whatever documents are necessary to effect the intent and purpose of this Order.

Economic Development Department
Gregory A. Mitchell, Director

MEMORANDUM

TO: Mayor and Members of the City Council

FROM: Greg Mitchell, Economic Development Director

DATE: January 7, 2015

SUBJECT: **Order Authorizing Amendment to the Creative Portland Development and Arts Tax Increment Financing District – Renaming it the Baxter Library Omnibus Tax Increment Financing (TIF) District and Reducing Geography and Term**

SPONSOR: Housing and Community Development Committee, Councilor Kevin Donoghue/Chair

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading: January 21, 2015; 2nd Reading/Public Hearing/Vote: February 2, 2015
Can action be taken at a later date? No, public notice has been advertised regarding this TIF District Amendment for public hearing to take place on February 2, 2015

PRESENTATION: Greg Mitchell/5 Minutes

I. Summary of Request

The proposed amendments to the approved Creative Portland Development and Arts Tax Increment Financing District ("Arts TIF District) are planned to be done simultaneously with actions to approve establishment of the Proposed Downtown Transit Oriented Development TIF District.

Proposed Arts TIF District amendments include renaming the TIF District to Baxter Library Omnibus TIF District and reducing the geography and term of the TIF District to align with a single site for the Baxter Library Redevelopment Project so that there is no financial impact upon the Baxter Library Credit Enhancement Agreement (CEA) which supported this Project's redevelopment. The term of the amended TIF District is proposed to expire with the City's FY2018-19, the corresponding termination timeframe of the CEA for the Baxter Library Redevelopment Project. Also, reducing the size of the Arts TIF District will result in the elimination of funding to Creative Portland which is planned to be funded through the Proposed Downtown Transit Oriented Development Omnibus TIF District. The benefits to this approach include:

- ***State TIF District Limitations***. It is noted that Downtown and Transit TIF Districts are exempt from state TIF district value and acreage limitations. The proposed size reduction of the Arts TIF District and its absorption within the Downtown Transit Oriented Omnibus TIF District, except for the

Baxter Library site, will free up TIF acreage and value amounts which creates more flexibility for the City to establish TIF districts in the future.

- ***Area-wide TIF District Alignment.*** Reduction in the Arts TIF District size will efficiently align three large TIF districts (Bayside, Downtown-Transit and Waterfront) covering the majority of Portland's Peninsula.

II. Reason for Submission

City Council approval is needed to amend the Arts TIF District.

III. Intended Result

The intended result is for the City Council to approve the Amendment to the Arts TIF District to send to MDECD for their review and approval.

IV. Council Goal Addressed

Implement the City's revised TIF program that focuses on the creation of appropriately sized and designed TIF districts and advances other Council goals in the areas of transit, economic development, public infrastructure, and municipal finance.

V. Financial Impact

Approval of the proposed Arts TIF District Amendments will not impact the financial terms of the approved Baxter Library Redevelopment Project Credit Enhancement Agreement. However, approval of the proposed Amendments will eliminate funding to Creative Portland (at $100,000 per year) which is proposed to be funded through the new Downtown Transit Oriented Development TIF District.

VI. Recommendations

Staff recommends approval of the proposed Amendments to the Arts TIF District. The HCDC reviewed this item at its November 10, 2014, meeting and voted unanimously (4-0) to forward this to the City Council with a recommendation for approval. Additionally, the City Council held a workshop on this matter on November 17, 2014, to review the details associated with amending the Arts TIF District and establishing the proposed Downtown Transit Oriented Development and Omnibus Tax Increment Financing District.

VII. Attachments

- Marked Revisions and Clean copies of the proposed Amendments to the Arts TIF District

City of Portland

Creative Portland Development Program

Application for Creative Portland Development and
Arts Tax Increment Financing District
11/17/08
Amended/Restated by Portland City Council June 1, 2009
Amended/Restated by Portland City Council November 2, 2009
Amended/Restated by City Council on May 21, 2012

Amended/Restated by City Council February 2, 2015
To reduce geography and term, and rename district to:
"Baxter Library Omnibus Tax Increment Financing District"

Prepared by:

The City of Portland Economic Development Department~~ivision~~

TABLE OF CONTENTS

Exhibits~~Attachments~~ ("The District" refers to amended TIF District):

1. Map of TIF Districts, including proposed Downtown TOD and Omnibus/TIF District and proposed Baxter Library Omnibus TIF District.
2. Estimate of Tax Shifts
3. Estimate of Tax Revenue
4. City Tax Map of The District
5. Map of The District in relation to geographic location of municipality.
6. Statutory Thresholds and Requirements

~~A. October 2008 Report of the Creative Economy Steering Committee~~

~~B. Map of the proposed Creative Portland Development and Arts TIF District~~

~~C. Area map showing proposed TIF District in relation to geographic location of municipality.~~
~~D. Tax maps showing location of proposed TIF District on each map.~~
~~E. Spreadsheet detailing projections and tax shifts – adding five years from original.~~
7.~~F.~~ Assessor's Certificate of original assessed value of The~~proposed TIF~~ District.
8~~G~~. Legal notice of the City Council's public hearing on ~~the proposed TIF~~The District.
9~~H~~. Minutes of the City Council's public hearing on ~~the proposed TIF~~The District.
10~~I~~. Attested copy of the resolution of the City Council amending~~designating~~ the Creative Portland Development and Arts TIF District.
11. Credit Enhancement Agreement between the City of Portland and Baxter Library LP as of November 15, 2009

I. Introduction

This amended and restated TIF District will rename the Creative Portland Development and Arts TIF District ("Arts TIF District") to the Baxter Library Omnibus TIF District ("The District"), reduce the geographical boundary to establish the TIF District to include a single property called the Baxter Library Redevelopment Project, reduce the term five years as noted hereinbelow, and provide further information on the Baxter Library Redevelopment Project.

The City of Portland is reducing the former Arts TIF District geography to the one property that currently has a Credit Enhancement Agreement (CEA) (see Exhibit 11 – Executed CEA) in place in the Arts TIF District. The Baxter Library Redevelopment Project property is located at 619 Congress Street. It is proposed to reduce the term five years from the existing term ending with the City's FY2023-24 (Tax Year 4/1/2023), to end with the City's FY2018-19 (Tax Year 4/1/2018) to correspond to the term of the CEA for the Baxter Library Redevelopment Project. This is being done simultaneously with the City Council's approval of a Downtown Transit Oriented Development and Omnibus Tax Increment Financing District (DT TOD/TIF) which will encompass not only the remaining portion of the Arts TIF District but additional property in the downtown peninsula area. (See Exhibit 1 – map of TIF Districts, including the DT TOD/TIF and The District.

The Baxter Library was built in 1888 and served as a municipal library until 1983. In 1983, the property was sold to the Maine College of Art (MECA). In 2009, MECA sold this property to Northland Enterprises.

Northland Enterprises then approached the City to provide tax increment financing to cover a portion of the Baxter Library Project redevelopment expense. The City Council negotiated and authorized a Credit Enhancement Agreement (CEA) with Baxter Library LP on November 2, 2009 for a term of nine years, beginning with the City FY2010-11 (Tax Year 4/1/2010) ending with City FY2018-19 (Tax Year 4/1/2018), including a fixed 65% capture value being returned to the redevelopment costs for the Baxter Library Redevelopment Project. Per the City Council approved CEA, 65% of the captured value will go the redevelopment costs, while the remaining 35% will go to the City's General Fund. There is no change to the City Council approved CEA associated with this TIF District amendment.

~~Portland, Maine has a vibrant arts and cultural community. Portland is also seeing tremendous growth in creative enterprises such as architecture, advertising and marketing, specialty products design and manufacturing, engineering, and graphic design. All of this, and more, is Portland's Creative Economy. Portland has long recognized that the creative sector plays an important role in its economy and community. The Congress Square redevelopment of the early 1980's centered on the new Charles Shipman Payson wing of the Portland Museum of Art. The Downtown Vision in 1991 recognized the importance of arts and cultural activities on Congress Street, leading to the Arts District Plan of 1996. The arts and culture cluster along Congress Street, including Maine College of Art, Portland Stage Co., the Children's Museum, and Center for Maine History, to name a few, provide a vital energy and economy to our traditional main commercial street. The artist~~

~~community is an increasingly important part of our Arts District, most exemplified by the lively street party atmosphere that explodes onto the sidewalk during the First Friday Art Walk each month.~~

~~With the publication of his book, Rise of the Creative Class~~[1] ~~in 2002, Richard Florida popularized the economic story of the communities that are attractive to a broad range of creative entrepreneurs. In many respects, these creative enterprises represent the next wave of economic development. Historically we have seen agriculture give way to the industrial revolution, and the manufacturing economy yield to the service economy and development of high technology and bio-technology industries. The Creative Economy represents a global phenomenon of value creation by footloose entrepreneurs who migrate to good places to live from which they practice their trades. While cultural centers such as Los Angeles or New York remain important locations for film, animation, and fashion, it is increasingly possible for artistic and design professionals to live anywhere and practice their trade, communicating and transmitting their products and services worldwide through electronic media. It is also recognized that quality of life and creative vitality are the attractors of the creative class of entrepreneurs. Economic development programs are therefore turning to strategies that maximize the attractiveness of their communities to the creative enterprises, in addition to traditional strategies of business recruitment and marketing.~~

~~Portland is fortunate to have the community infrastructure and cultural amenities needed to attract creative enterprises. The good news is that there is no inherent limitation to our ability to attract and grow these businesses. We have, over the past twenty or so years, protected our historic assets, nurtured our cultural sector, improved our parks and trails systems, and invested in our public art collection, to name but a few examples of those qualities that attract the footloose creative entrepreneurs. For many, Portland's size, location, amenities, transportation and technology access, and overall distinctiveness and quality of life are magnetic. We have only recently become recognized on the many "places rated" listings of top communities for the arts, outdoors lifestyle, urban features such as diversity and good restaurants, and other remarkable features that put Portland on the map for so many reasons. This is a great accomplishment, and the City is well poised to capitalize on these qualities to promote the growth of the creative economy.~~

~~Therein lays the challenge. As Portland grows, the cost of space increases and artists and cultural organizations have an increasingly difficult time affording to be here. To a greater degree than ever, surrounding communities are seeing an influx of creative individuals and businesses who are unable to pay the rent to stay in Portland. This is good for the region, but a challenge for Portland. This is precisely why USM's Muskie School of Public Service identified in 2005 that the single greatest threat to Portland's Creative Economy was erosion.~~

~~Notwithstanding these challenges, Portland is fortunate to have the assets and to have made many of the right investments and plans to promote the creative environment. The stage is set. So what strategies and mechanisms are now needed to move forward and~~

[1] ~~Florida, Richard; Rise of the Creative Class and how it's Transforming Work, Leisure, Community and Everyday Life; Basic Books; 2002~~

~~build on these assets? These were some of the questions addressed at the Creative Economy Summit, held on May 31, 2006. This summit, convened by then-Mayor James Cohen, brought together over 200 creative stakeholders of artists, cultural organizations, and creative enterprises in an all-day session to plan for the growth and development of Portland's creative economy, which in turn will improve and broaden the tax base.~~

~~The vision/opportunities identified by the Summit included:~~

~~(1) Build Portland's identity as an international creative center;~~

~~(2) Develop publicly supported and/or affordable space for artists, including performance space, office space, studio space, housing, and exhibition space; and,~~

~~(3) Increase collaboration, coordination, and communication within Portland's creative economy.~~

~~Following the Summit, the Portland City Council established the **Creative Economy Steering Committee** (CESC) to consider and expand upon these areas and to come up with a set of recommendations on how best to move forward.~~

~~The Steering Committee had a broad mission, but its primary focus was to develop ideas and strategies to move Portland's creative economy forward to the next level and implement the primary recommendations contained in the Creative Economy Summit Report, starting with the three top opportunities noted above.~~

II. Amended Development Program

A. The Amended Project

The Amended Development Program includes just the Baxter Library Redevelopment Project, which had an "all in" investment of $4.6 Million to include design, regulatory approvals, legal, financing, construction, and contingency expenses. It was estimated that the municipal taxable value of this investment, at build-out, would be $2.5 Million.

The CEA for the Baxter Library Redevelopment Project is for nine-years at 65% captured value sheltered going to the project to support its redevelopment and to retire developer loan.

In entering into this CEA, public benefits include:

- Job retention and expansion with The VIA Group's relocation to the redeveloped Baxter Library, with employment now at over 75;
- Reuse, redevelopment, and preservation of a hallmark downtown building;
- Additional City tax revenue.

In addition, with The District, the City "shelters" the increase in municipal valuation that development in The District. This tax shift benefit mitigates the adverse effect that The District's increased assessed property value would have on the City's share of state aid to education, municipal revenue, sharing and its county tax assessment. An estimate of the tax shift benefits is shown in Exhibit 2 attached hereto.

The City's designation of The District and pursuit of this Amended Development Program constitute a good and valid public purpose pursuant to Chapter 206 of Title 30-A because it represents a substantial contribution to the economic well-being of both the City and the region by providing jobs, contributing to property taxes, and diversifying the region's economic base.

~~With the City Council accepting the Report of the Creative Economy Steering Committee (Attachment A), the City Council formally recognized the unique business development needs of the Creative Economy, and the need for the municipality to assist in fostering its growth. The recommendations contained in Attachment A will help the municipality sustain its unique cultural heritage. Specific recommendations, with details provided in Attachment A include:~~

- ~~Creative Economy Fund~~
- ~~Promote Creative Enterprises Cluster~~
- ~~Arts District Development~~
- ~~Create a Center for the Arts~~
- ~~Establish a Creative Economy Website~~
- ~~Identify and Support Tipping Point Projects~~
- ~~Conduct Creative Economy Analysis~~
- ~~Develop a Program Strategy for Current Events and Cultural Activities~~

~~In order to move forward with implementation and marketing of the above recommendations, the first step is to create an administrative structure to carry out the recommendations and initiatives contained in the Report. A quasi-governmental agency (for discussion purposes, it could be called the "Creative Portland Corporation" [CPC]) would be formed with a thirteen-member board comprised of three representatives from each private creative category (creative enterprises, creative organizations [non-profits], and artists), plus two City positions (such as the Mayor or mayoral designee, and the City Manager's designee who should be associated with or part of the Economic Development Division), and two members representing higher education and real estate. Once the Board is place, the Board would then hire its own administrator and assistant.~~

~~In order to fund the CPC, its administrator and assistant, and the programs recommended, the Report of the CESC recommends a TIF funding mechanism. Initial funding for this was estimated in the Report as being $100,000 for both staff and programs. Attachment B is a map of the proposed Creative Portland Development and Arts TIF District located within the downtown district of Portland.~~

~~The CPC will quantify the potential revenues derived from the TIF District and recommend a program of action for the utilization of those funds based on the~~

~~recommendations of the Report. It is understood that incremental taxes may not materialize, or be relatively low, in first few years, based on market conditions and time needed for growth in valuation in that district over base line assessment. It is also recognized that the full scope of the recommendations contained in the Report go well beyond the funds anticipated to be generated through TIF financing. Therefore, the CPC will be challenged to generate City general funds or other resources needed for start-up. Over time, there is the expectation that the tax increment will grow to cover the core funding for the agency and that City funds will be leveraged with private and grant funds, with a target of 50% non-City funding within five years. If this is achieved, the City's funding commitment will be stable and possibly could decline over time, even as the program budget increases modestly through other sources.~~

~~The City seeks authorization for the recommendations described above and in the Report to maintain flexibility and adaptability of the needs of its creative economy.~~

~~As development projects occur in this TIF District, the City of Portland may enter into Credit Enhancement Agreements from time to time to facilitate the construction of new taxable commercial investment.~~

B. The Amended Development District

Development within The District will provide a revenue source for the Development Program, as well as non-captured revenue to the City's general fund.

The ~~P~~propert~~ies~~y that ~~are~~is to be designated as the ~~a TIF~~The District and is~~are~~ the subject of this Amended application ~~are~~is shown in the attached map (Exhibit 4~~Attachment B~~).

The ~~TIF~~ District ~~will~~ appl~~y~~ies to only new value generated within ~~t~~The District and will not affect the current property tax base.

Use of TIF Revenues in The District include those listed in Table 1 below:

Table 1

Project	**Statutory Citation**	**Estimated Cost**
In District: Baxter Library Redevelopment Financing Costs	Title 30-A, Chapter 206, Section 5225(1)(A)(2)	$272,000 total over the 9-year term of CEA
In District: Relocation of Displaced Persons	Title 30-A, Chapter 206, Section 5225(1)(A)	Not budgeted/anticipated at time of TIF application

C. *The Amended Development Program*

This Amended Development Program provides for the reuse of an historic downtown building into a building to house The VIA Group, adding to the vitality to this area of Congress Street, thereby increasing its appeal to businesses, visitors, and residents, and providing the impetus for further jobs and investment. The City of Portland~~, by designating this 15-year Creative Portland Development and Arts TIF District, will capture all investments made within the District. The City~~ will capture over the ~~life~~remaining term of the ~~TIF~~The District 65~~100~~% of the new real property assessed value~~ with a maximum cap to fund Creative Portland Corporation in addition~~ to fund~~ing~~ the approved ~~credit enhancement agreements~~ (CEA~~'s~~). ~~A maximum cap is established to fund up to $100,000 annually to support Creative Portland Corporation TIF eligible activities, in addition to funding approved CEA's. Each year that the City Council should change the 100% capture, it will forward the amendment to the Maine Department of Economic and Community Development. These revenues will be allocated to the approved economic development uses/recommendations called for in the Report of the Creative Economy Steering Committee (Attachment A) and highlighted in II.A above.~~

The success of this Amended Development Program~~ese efforts~~ will enhance the City's ability to promote development and retain and grow its creative economy to ensure the continued diversity that many come to the downtown area to experience.

D. Improvements to Public Infrastructure~~Municipal Use of TIF Revenues~~

With The District being exclusively for a CEA for the Baxter Library Redevelopment Project, there are no TIF revenues targeted to public infrastructure improvements for The District.~~The City of Portland seeks authorization to utilize the revenues generated from the TIF District in support of the recommendations called for in the Report of CESC (Attachment A) and, specifically, the activities outlined in Section II-A of this application.~~

E. Operational Components

~~1. Uses of Private Property~~

1. Commercial Improvements Financed through the Development Program

The ~~Creative Portland Development and Arts TIF~~ District is the Baxter Library ~~includes~~ private property, and the funds generated from The~~this~~ District will be used to support commercial investment on ~~both public and~~this private property~~ies~~ in Portland.

2. Public Facilities

TIF Revenues from The District go only to the Baxter Library Redevelopment Project; remaining uncaptured increased assessed value tax revenues go back to the City general fund.

~~2.~~ 3. Environmental Controls

The Amended Development Program's improvements will comply with all federal, state, and local rules and regulations and applicable land use requirements.

~~3~~4. Relocation of Displaced Persons

No persons will be relocated.

5. Plan of Operation

During the life of ~~the Tax Increment Financing~~The District, the City of Portland, City Council, or their designee, will be responsible for the administration of the District.

III. Amended Physical Description

The District encompasses .37 acres. The District is shown in Exhibit 4. The statutory threshold limits addressing the conditions for approval mandated by 30-A M.R.S.A. Section 5223(3) are set forth in Exhibit 6.

~~The following provides details regarding the acreage size of this Creative Portland Development and Arts TIF district, as well as noting the statutory limits:~~

~~A. Total acreage of the municipality: 12,386 (taxable acres)~~

~~B. Total acreage proposed for tax increment financing district: 50.6 acres~~

~~C. Percent of line B of line A (line B divided by line A cannot exceed 2%): 0.41%~~

~~D. Total acreage of all existing and proposed non-exempt TIF Districts in the municipality: 189.468 acres~~

~~E. Percent line D of line A (cannot exceed 5%): 1.53%~~

~~F. Not less than 25%, by area, of the real property within a development district shall meet at least one of the following criteria:~~

~~1. Blighted acres N/A . Line F1 divided by line B = ______~~

~~2. Acreage in need of rehabilitation, redevelopment or conservation N/A . Line F2 divided by line B = ____~~

~~3. Acreage suitable for commercial siting = 50.6 . Line F3 divided by line B = 100% .~~

~~G.~~ Enclosed municipal maps:

1. Area map showing site location of the The~~IF~~ District in relation to geographic location of municipality (Exhibit 5~~Attachment C~~)

2. Tax maps showing The~~IF~~ District location~~.s on each map~~ (~~Attachment~~

~~D~~Exhibit 4)

IV. Amended Financial Plan

A. Financial Characteristics

The ~~TIF~~ District comprises an area of approximately .37 acres, with an Original Assessed Value (OAV) when created at $0, as of 3/31/2008 (or Tax Year 41/2007), as it was previously owned by non-profit MeCA. Please see the Assessor's certificate of the OAV attached as Exhibit 7.

~~50.6 acres of taxable real property with an original FY08 assessed value of $231,979,370. The development within the District is estimated to add varying amounts in new assessed value in its first two years as noted in Table 1 and then remain even thereafter.~~

The Amended Development Program provides for 65% of ~~the~~ new tax revenues generated by the increase in assessed value of the real property of ~~t~~The District to be captured and designated as TIF Revenues. Personal property tax value will not be captured within The District. The City will apply the ~~the portion of~~ retained new tax revenues to the ~~economic development~~commercial activities described in the Amended Development Program~~, with the understanding that the CPC will determine which specific projects to undertake that have been outlined in the Development Program.~~ All assessed real property value captured in The District will be added to the City's general fund at the end of The District's term.

Estimates of the tax shifts, increased assessed property values of The District, and the anticipated TIF Revenues generated by the District are shown in Exhibit 2 and Exhibit 3.

The City of Portland reserves the right to amend this Financial Plan, subject to DECD approval.

~~**Attachment E** details the projections based upon the anticipated assessed value of the real property increases within the District and is a projection based upon best available information and is included for demonstration purposes only. No assurances are provided as to the results reflected therein.~~

~~**Table 1 — TIF Allocation Schedule**~~

~~OAV as of 3/31/2008: $231,979,370~~
~~For FY10, FY11, and FY12, the "Values" are actual; thereafter, estimated.~~
~~Assume flat growth in value from FY13 to FY24.~~
~~Assume 2% Annual Tax Rate Increase beginning with FY13~~

~~Tax Year~~	~~Value~~	~~Total Increase~~	~~Est. Mil Rate~~	~~Total Incremental Tax~~

~~FY10~~	~~237,729,920~~	~~5,750,550~~	~~0.01774~~	~~102,002~~
~~FY11~~	~~238,296,520~~	~~6,317,150~~	~~0.01797~~	~~113,519~~
~~FY12~~	~~236,043,180~~	~~4,063,810~~	~~0.01828~~	~~74,287~~
~~FY13~~	~~239,371,100~~	~~7,391,730~~	~~0.01865~~	~~137,823~~
~~FY14~~	~~239,371,100~~	~~7,391,730~~	~~0.01902~~	~~140,580~~
~~FY15~~	~~239,371,100~~	~~7,391,730~~	~~0.01940~~	~~143,391~~
~~FY16~~	~~239,371,100~~	~~7,391,730~~	~~0.01979~~	~~147,259~~
~~FY17~~	~~239,371,100~~	~~7,391,730~~	~~0.02018~~	~~149,184~~
~~FY18~~	~~239,371,100~~	~~7,391,730~~	~~0.02059~~	~~152,168~~
~~FY19~~	~~239,371,100~~	~~7,391,730~~	~~0.02100~~	~~155,211~~
~~**FY20**~~	~~239,371,100~~	~~7,391,730~~	~~0.02142~~	~~158,316~~
~~**FY21**~~	~~239,371,100~~	~~7,391,730~~	~~0.02185~~	~~161,482~~
~~**FY22**~~	~~239,371,100~~	~~7,391,730~~	~~0.02228~~	~~164,712~~
~~**FY23**~~	~~239,371,100~~	~~7,391,730~~	~~0.02273~~	~~168,006~~
~~**FY24**~~	~~239,371,100~~	~~7,391,730~~	~~0.02318~~	~~171,366~~
~~**Total**~~				~~**2,138,305**~~

~~Note: In FY10, FY11, and FY12, a $100,000 total maximum cap was in place. With this Amendment, the cap would be adjusted as described above.~~

B. Amended Development Program Account

This Development Program requires establishment of a Development Program Account pledged to, and charged with, the payment of the project costs in the manner outlined in 30-A M.R.S.A. §5227(3)~~54 (3)(A)(2)~~.

The Baxter Library~~Creative Portland Development TIF~~ Development Program Account is established consisting of a project cost account ("Project Cost Account") pledged to, and charged with, payment of project costs as detailed in Table 1 hereinabove~~. The Project Cost Account shall consist of a City Cost Subaccount (the "City Cost Subaccount") pledged to, and charged with, payment to the City for the cost of approved economic development expenses, and Company Cost Subaccounts pledged and charged with payment to authorized companies~~ under the terms of the approved CEA~~redit Enhancement Agreements~~ for reimbursement of~~for~~ eligible projects costs.

Upon each payment of real property taxes for property located inside The District, the City will deposit into the Project Cost Account the entirety of the property tax payments constituting TIF Revenues. The Project Cost Account is pledged to and charged with the payment of the project costs in the manner and in the order provided in 30-A M.R.S.A. Section 5227(3). From the Development Program Account, the City will deposit the TIF Revenues into the City's Project Cost Account to be used to fund projects listed in Table 1 hereinabove.

C. Amended Financing Plan

The ~~TIF~~ District comprises an area of approximately ~~5~~2.37 acres of taxable real property. The value of the real property within the district as of March 31, 2008 is established as the original assessed value. Exhibit 7~~Attachment F~~ is the Assessor's Certificate of the assessed value.

~~An assumption is made herein that developments within the Creative Economy TIF District will add new taxable value in the first three years and then remain relatively stable.~~ TIF revenues will be allocated as described in II.A above to finance the costs of the ~~Creative Portland~~ Amended Development Program. Actual payments to the Project Cost Account will be adjusted based upon the actual annual assessed value within ~~t~~The District.

V. Amended **Financial Data (See Statutory Requirements & Thresholds, Exhibit 6)**

~~V.~~

~~The following provides details regarding the value of this Creative Economy and Arts TIF district, noting the statutory State limits:~~

~~A. Total FY12 value of equalized property in the municipality: $7,659,250,000.~~

~~B. Original assessed value of all non-exempt properties in all existing and proposed TIF districts:~~

~~Existing:~~	~~$ 75,461,590~~
~~Proposed:~~	~~$231,979,370~~
~~Total~~	~~$307,440,960~~

~~Line B divided by line A = 4% (cannot exceed 5%).~~

~~C.~~A. Estimate of increased assessed value by year after implementation of the development program: See Revised Exhibit 3~~Table 1 above.~~

~~D.~~B. Percentage of increased assessed value to be applied to the development program fund: See Revised Exhibit 3~~100%~~.

~~E.~~C. Estimated annual tax increment: $71,187~~142,553~~ (Average).

~~F.~~D. Total average annual value of development program fund: $71,187~~142,553~~ (Average)

~~G.~~E. Annual principal and interest payment of bonded indebtedness: N/A

~~H.~~F. Financial assumptions and safeguards: The City of Portland is under no obligation to repay any bonds that would involve a pledge of the City's full faith and credit.~~only seeks to implement the Creative Economy Development Program and is under no obligation to repay any bonds that would involve a pledge of the City's full faith and credit. The City's participation in this Development Program is voluntary and, notwithstanding any approvals from the appropriate State entity,~~

~~can revoke its desire to implement the plan.~~

~~I. State of impact on TIF on taxing jurisdictions within the county: See Attachment E.~~

VI. Amended Tax Shifts (See Exhibit 2)

A. Average Annual Amount:

General Purpose Aid to Education Tax Shift: $~~43,046~~24,493
Municipal Revenue Sharing Tax Shift: $~~5,326~~2,326
County Tax Shift: $~~2,460~~1,604
Total Average Annual Savings: $~~50,833~~28,422

VII. Municipal Approvals

A. Public Hearing Notice

The City of Portland did giver proper Notice of Public Hearing in accordance with the requirements of 30-A M.R.S.A. §5253. The notice was published on Tuesday, January 20, 2015~~May 8, 2012~~ in a newspaper of general circulation (see Exhibit 8~~Attachment G~~).

B. Public Hearing

A Public Hearing at which the amendments to the municipal Creative Economy Tax Increment Financing District was discussed was held on Monday, February 2, 2015~~May 21, 2012~~ in the Portland City Council Chambers. A copy of the minutes of that meeting is included as Exhibit 9~~Attachment H~~.

C. Authorizing Votes

An attested copy of the Order of the Portland City Council amending the Creative Economy Development Program and Arts~~the~~ TIF district created for the implementation of this~~at~~ Amended program is included as Exhibit 10~~Attachment I~~.

City of Portland

Creative Portland Development Program

Application for Creative Portland Development and
Arts Tax Increment Financing District
11/17/08
Amended/Restated by Portland City Council June 1, 2009
Amended/Restated by Portland City Council November 2, 2009
Amended/Restated by City Council on May 21, 2012

Amended/Restated by City Council February 2, 2015
To reduce geography and term, and rename district to:
"Baxter Library Omnibus Tax Increment Financing District"

Prepared by:

The City of Portland Economic Development Department

TABLE OF CONTENTS

I. Introduction

This amended and restated TIF District will rename the Creative Portland Development and Arts TIF District ("Arts TIF District") to the Baxter Library Omnibus TIF District ("The District"), reduce the geographical boundary to establish the TIF District to include a single property called the Baxter Library Redevelopment Project, reduce the term five years as noted hereinbelow, and provide further information on the Baxter Library Redevelopment Project.

The City of Portland is reducing the former Arts TIF District geography to the one property that currently has a Credit Enhancement Agreement (CEA) (see Exhibit 11 – Executed CEA) in place in the Arts TIF District. The Baxter Library Redevelopment Project property is located at 619 Congress Street. It is proposed to reduce the term five years from the existing term ending with the City's FY2023-24 (Tax Year 4/1/2023), to end with the City's FY2018-19 (Tax Year 4/1/2018) to correspond to the term of the CEA for the Baxter Library Redevelopment Project. This is being done simultaneously with the City Council's approval of a Downtown Transit Oriented Development and Omnibus Tax Increment Financing District (DT TOD/TIF) which will encompass not only the remaining portion of the Arts TIF District but additional property in the downtown peninsula area. (See Exhibit 1 – map of TIF Districts, including the DT TOD/TIF and The District.

The Baxter Library was built in 1888 and served as a municipal library until 1983. In 1983, the property was sold to the Maine College of Art (MECA). In 2009, MECA sold this property to Northland Enterprises.

Northland Enterprises then approached the City to provide tax increment financing to cover a portion of the Baxter Library Project redevelopment expense. The City Council negotiated and authorized a Credit Enhancement Agreement (CEA) with Baxter Library LP on November 2, 2009 for a term of nine years, beginning with the City FY2010-11 (Tax Year 4/1/2010) ending with City FY2018-19 (Tax Year 4/1/2018), including a fixed 65% capture value being returned to the redevelopment costs for the Baxter Library Redevelopment Project. Per the City Council approved CEA, 65% of the captured value will go the redevelopment costs, while the remaining 35% will go to the City's General Fund. There is no change to the City Council approved CEA associated with this TIF District amendment.

II. Amended Development Program

A. The Amended Project

The Amended Development Program includes just the Baxter Library Redevelopment Project, which had an "all in" investment of $4.6 Million to include design, regulatory approvals, legal, financing, construction, and contingency expenses. It was estimated that the municipal taxable value of this investment, at build-out, would be $2.5 Million.

The CEA for the Baxter Library Redevelopment Project is for nine-years at 65% captured value sheltered going to the project to support its redevelopment and to retire developer loan.

In entering into this CEA, public benefits include:

- Job retention and expansion with The VIA Group's relocation to the redeveloped Baxter Library, with employment now at over 75;

- Reuse, redevelopment, and preservation of a hallmark downtown building;

- Additional City tax revenue.

In addition, with The District, the City "shelters" the increase in municipal valuation that development in The District. This tax shift benefit mitigates the adverse effect that The District's increased assessed property value would have on the City's share of state aid to education, municipal revenue, sharing and its county tax assessment. An estimate of the tax shift benefits is shown in Exhibit 2 attached hereto.

The City's designation of The District and pursuit of this Amended Development Program constitute a good and valid public purpose pursuant to Chapter 206 of Title 30-A because it represents a substantial contribution to the economic well-being of both the City and the region by providing jobs, contributing to property taxes, and diversifying the region's economic base.

B. The Amended Development District

Development within The District will provide a revenue source for the Development Program, as well as non-captured revenue to the City's general fund.

The property that is to be designated as the The District and is the subject of this Amended application is shown in the attached map (Exhibit 4).

The District applies to only new value generated within The District and will not affect the current property tax base.

Use of TIF Revenues in The District include those listed in Table 1 below:

Table 1

Project	**Statutory Citation**	**Estimated Cost**
In District: Baxter Library Redevelopment Financing Costs	Title 30-A, Chapter 206, Section 5225(1)(A)(2)	$272,000 total over the 9-year term of CEA
In District: Relocation of Displaced Persons	Title 30-A, Chapter 206, Section 5225(1)(A)	Not budgeted/anticipated at time of TIF application

C. *The Amended Development Program*

This Amended Development Program provides for the reuse of an historic downtown building into a building to house The VIA Group, adding to the vitality to this area of Congress Street, thereby increasing its appeal to businesses, visitors, and residents, and providing the impetus for further jobs and investment. The City of Portland will capture over the remaining term of the The District 65% of the new real property assessed value to fund the approved CEA. The success of this Amended Development Program will enhance the City's ability to promote development and retain and grow its creative economy to ensure the continued diversity that many come to the downtown area to experience.

D. *Improvements to Public Infrastructure*

With The District being exclusively for a CEA for the Baxter Library Redevelopment Project, there are no TIF revenues targeted to public infrastructure improvements for The District.

E. *Operational Components*

1. Commercial Improvements Financed through the Development Program

   The District is the Baxter Library private property, and the funds generated from The District will be used to support commercial investment on this private property in Portland.

2. Public Facilities

   TIF Revenues from The District go only to the Baxter Library Redevelopment Project; remaining uncaptured increased assessed value tax revenues go back to the City general fund.

3. Environmental Controls

   The Amended Development Program's improvements will comply with all federal, state, and local rules and regulations and applicable land use requirements.

4. Relocation of Displaced Persons

   No persons will be relocated.

5. Plan of Operation

   During the life of The District, the City of Portland, City Council, or their designee, will be responsible for the administration of the District.

III. Amended Physical Description

The District encompasses .37 acres. The District is shown in Exhibit 4. The statutory threshold limits addressing the conditions for approval mandated by 30-A M.R.S.A. Section 5223(3) are set forth in Exhibit 6.

Enclosed municipal maps:

1. Area map showing site location of The District in relation to geographic location of municipality (Exhibit 5)

2. Tax map showing The District location. (Exhibit 4)

IV. Amended Financial Plan

A. Amended Financial Characteristics

The District comprises an area of approximately .37 acres, with an Original Assessed Value (OAV) when created at $0, as of 3/31/2008 (or Tax Year 41/2007), as it was previously owned by non-profit MeCA. Please see the Assessor's certificate of the OAV attached as Exhibit 7.

The Amended Development Program provides for 65% of new tax revenues generated by the increase in assessed value of the real property of The District to be captured and designated as TIF Revenues. Personal property tax value will not be captured within The District. The City will apply the retained new tax revenues to the commercial activities described in the Amended Development Program All assessed real property value captured in The District will be added to the City's general fund at the end of The District's term. Estimates of the tax shifts, increased assessed property values of The District, and the anticipated TIF Revenues generated by the District are shown in Exhibit 2 and Exhibit 3.

The City of Portland reserves the right to amend this Financial Plan, subject to DECD approval.

B. Amended Development Program Account

This Development Program requires establishment of a Development Program Account pledged to, and charged with, the payment of the project costs in the manner outlined in 30-A M.R.S.A. §5227(3).

The Baxter Library Development Program Account is established consisting of a project cost account ("Project Cost Account") pledged to, and charged with, payment of project costs as detailed in Table 1 hereinabove under the terms of the approved CEA for reimbursement of eligible projects costs.

Upon each payment of real property taxes for property located inside The District, the City will deposit into the Project Cost Account the entirety of the property tax payments constituting TIF Revenues. The Project Cost Account is pledged to and charged with the payment of the project costs in the manner and in the order provided in 30-A M.R.S.A. Section 5227(3). From the Development Program Account, the City will deposit the TIF Revenues into the City's Project Cost Account to be used to fund projects listed in Table 1 hereinabove.

C. *Amended Financing Plan*

The District comprises an area of approximately .37 acres of taxable real property. The value of the real property within the district as of March 31, 2008 is established as the original assessed value. Exhibit 7 is the Assessor's Certificate of the assessed value.

TIF revenues will be allocated as described in II.A above to finance the costs of the Amended Development Program. Actual payments to the Project Cost Account will be adjusted based upon the actual annual assessed value within The District.

V. Amended Financial Data (See Statutory Requirements & Thresholds, Exhibit 6)

A. Estimate of increased assessed value by year after implementation of the development program: See Revised Exhibit 3.

B. Percentage of increased assessed value to be applied to the development program fund: See Revised Exhibit 3.

C. Estimated annual tax increment: $71,187 (Average).

D. Total average annual value of development program fund: $71,187 (Average)

E. Annual principal and interest payment of bonded indebtedness: N/A

F. Financial assumptions and safeguards: The City of Portland is under no obligation to repay any bonds that would involve a pledge of the City's full faith and credit.

VI. Amended Tax Shifts (See Exhibit 2)

A. Average Annual Amount:

General Purpose Aid to Education Tax Shift: $24,493
Municipal Revenue Sharing Tax Shift: $2,326
County Tax Shift: $1,604
Total Average Annual Savings: $28,422

VII. Municipal Approvals

A. *Public Hearing Notice*

The City of Portland did giver proper Notice of Public Hearing in accordance with the requirements of 30-A M.R.S.A. §5253. The notice was published on Tuesday, January 20, 2015 in a newspaper of general circulation (see Exhibit 8).

B. Public Hearing

A Public Hearing at which the amendments to the municipal Creative Economy Tax Increment Financing District was discussed was held on Monday, February 2, 2015 in the Portland City Council Chambers. A copy of the minutes of that meeting is included as Exhibit 9.

C. Authorizing Votes

An attested copy of the Order of the Portland City Council amending the Creative Economy Development Program and Arts TIF district created for the implementation of this Amended program is included as Exhibit 10.

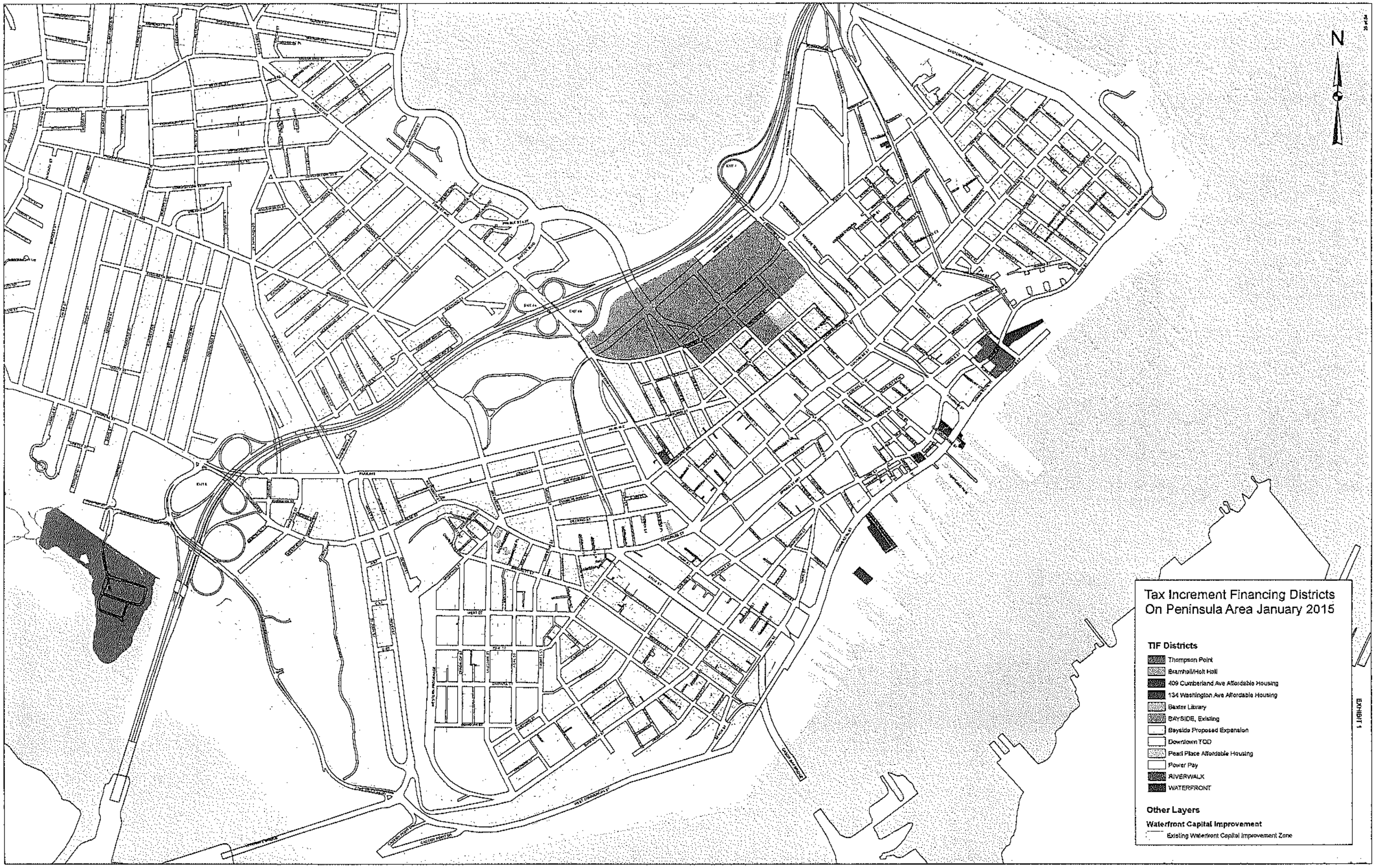

N
Tax Increment Financing Districts
On Peninsula Area January 2015
TIF Districts
Thompson Point
Bramhall/Holt Hall
409 Cumberland Ave Affordable Housing
134 Washington Ave Affordable Housing
Baxter Library
BAYSIDE, Existing
Bayside Proposed Expansion
Downtown TOD
Pearl Place Affordable Housing
Power Pay
RIVERWALK
WATERFRONT
Other Layers
Waterfront Capital Improvement
Existing Waterfront Capital Improvement Zone
EXHIBIT 1

Exhibit 2

Tax Shifts-Avoided Formula Impacts from Sheltering of Valuation: City of Portland - TIF Analysis

Creative Portland TIF: Year 1 - 37% Captured Value (CV); Year 2 - 41% CV; Year 3 to 5 - 100% CV; Year 6 - 20% CV

					Avoided Formula Impacts from Sheltering of Valuation			
TIF Year	Tax Year-April 1	City Fiscal Year	Total Added Valuation	Sheltered Valuation	Avoided Loss of State Aid to for Education	Avoided Loss of State Municipal Revenue Sharing	Avoided Increase in County Tax	Total Avoided Impacts
1	2009	2009/2010	$4,538,800	$1,679,356	$11,403	$803	$699	$12,905
2	2010	2010/2011	$6,317,150	$2,579,924	$17,518	$1,461	$1,074	$20,052
3	2011	2011/2012	$4,063,810	$4,063,810	$27,593	$4,089	$1,692	$33,374
4	2012	2012/2013	$8,857,670	$8,857,670	$60,144	$4,089	$3,687	$67,920
5	2013	2013/2014	$6,434,970	$6,434,970	$43,693	$4,286	$2,679	$50,659
6	2014	2014/2015	$33,173,000	$6,634,600	$45,049	$4,286	$2,762	$52,097
6 Year TIF Total			**$63,385,400**	**$30,250,330**	**$205,400**	**$19,016**	**$12,593**	**$237,008**
6 Year TIF Average					**$34,233**	**$3,169**	**$2,099**	**$39,501**

Tax Shifts-Avoided Formula Impacts from Sheltering of Valuation: City of Portland - TIF Analysis

Baxter Library Redevelopment Project TIF - Years 7 to 10 65% CV

7	2015	2015/2016	$2,502,600	$1,626,690	$4,392	$1,060	$861	$6,313
8	2016	2016/2017	$2,502,600	$1,626,690	$8,784	$1,060	$861	$10,705
9	2017	2017/2018	$2,502,600	$1,626,690	$13,176	$1,060	$861	$15,097
10	2018	2018/2019	$2,502,600	$1,626,690	$13,176	$1,060	$861	$15,097
4 Year TIF Total					**$39,528**	**$4,240**	**$3,444**	**$47,212**
4 Year TIF Average					**$9,882**	**$1,060**	**$861**	**$11,803**
10 Year TIF Average					**$24,493**	**$2,326**	**$1,604**	**$28,422**

Exhibit 3

Creative Portland Development and Arts TIF District

Actual Tax Revenues from beginning, FY2009-2010, through FY2014-2015.

NAME	TIF ACRES	ORIGINAL TERM	TIF PLAN YEAR	CITY FY	REAL ESTATE	PERSONAL PROPERTY	TOTAL ASSESSED	ORIGINAL ASSESSED	CAPTURED VALUE	PERCENT APPLIED	PROCEEDS TO CEA	PROCEEDS TO CITY FUND/CP	MIL RATE
ARTS	50.6	15 Years	1	2009/2010	236,518,170	0	236,518,170	231,979,370	4,538,800	37%	-	30,000	0.01774
			2	2010/2011	238,296,520	0	238,296,520	231,979,370	6,317,150	41%	16,676	30,000	0.01792
			3	2011/2012	236,043,180	0	236,043,180	231,979,370	4,063,810	100%	29,736	44,550	0.01828
			4	2012/2013	240,837,040	0	240,837,040	231,979,370	8,857,670	100%	30,614	136,087	0.01882
			5	2013/2014	238,414,340	0	238,414,340	231,979,370	6,434,970	100%	31,574	93,329	0.01941
			6	2014/2015	265,152,370	0	265,152,370	231,979,370	33,173,000	20%	32,534	99,999	0.02000
Actual Total Tax Revenue:											**141,134**	**433,965**	

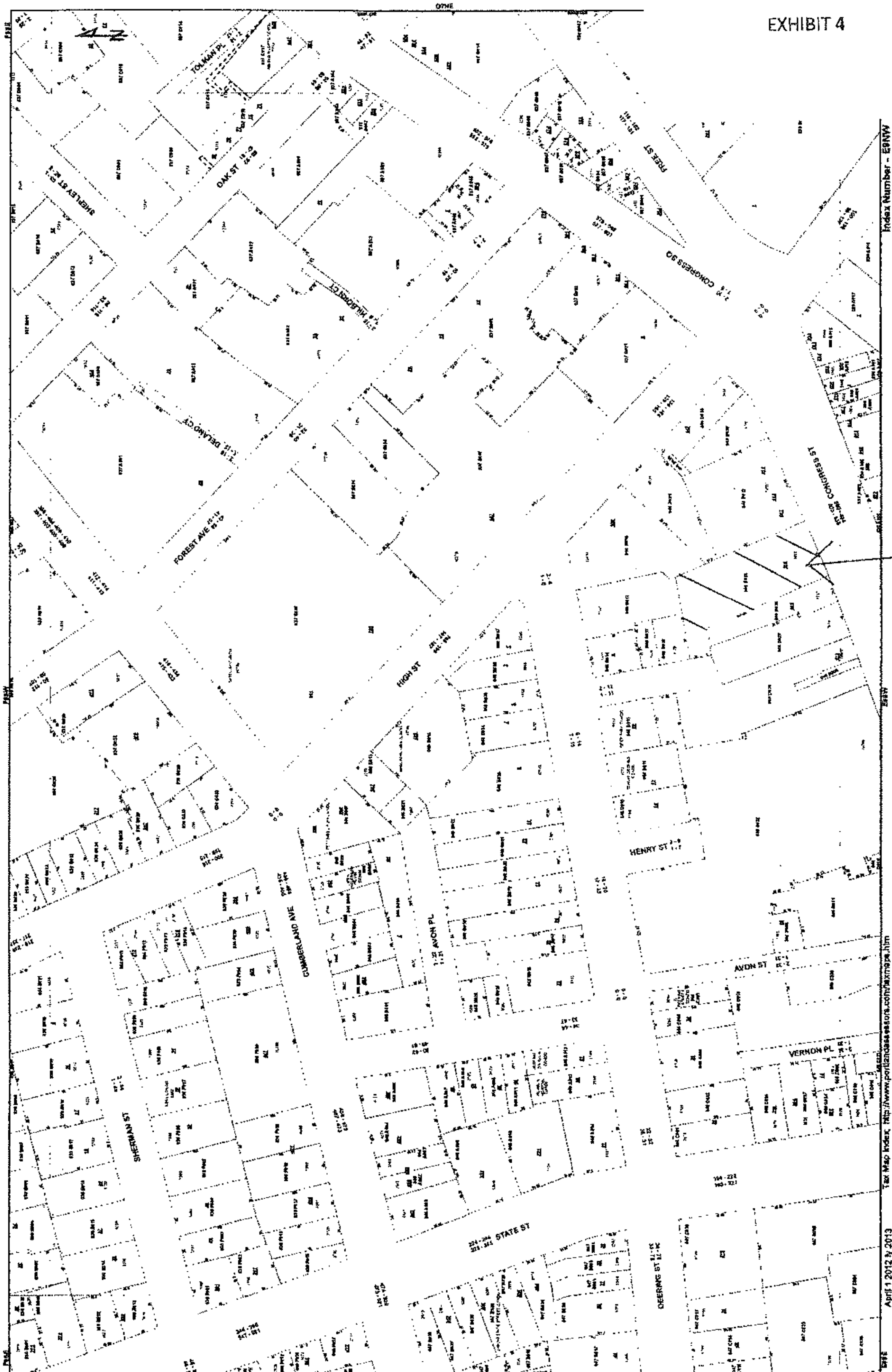
Amended District, renamed "Baxter Library Omnibus TIF District", beginning with FY2015-2016 through amended expiration of FY2018-19

Estimated Tax Revenues from FY2015-2016 through FY2018-2019

NAME	TIF ACRES	ORIGINAL TERM	TIF PLAN YEAR	CITY FY	REAL ESTATE	PERSONAL PROPERTY	TOTAL ASSESSED	ORIGINAL ASSESSED	CAPTURED VALUE	PERCENT APPLIED	PROCEEDS TO CEA	PROCEEDS TO CITY GEN. FUND	MIL RATE*
Baxter	0.37	9 years	6	2015/2016	2,502,600	0	2,502,600	0	2,502,600	65%	33,184	17,869	0.02040
			7	2016/2017	2,502,600	0	2,502,600	0	2,502,600	65%	33,848	18,226	0.02081
			8	2017/2018	2,502,600	0	2,502,600	0	2,502,600	65%	34,525	18,590	0.02122
			9	2018/2019	2,502,600	0	2,502,600	0	2,502,600	65%	35,216	18,962	0.02165
Estimated Total Tax Revenue:											**136,773**	**73,647**	
Average Estimated Yearly Tax Revenue:											**34,193**	**18,412**	
Average Actual and Estimated Yearly Tax Revenue from FY2009-2010 through FY2018-2019:											71,187		

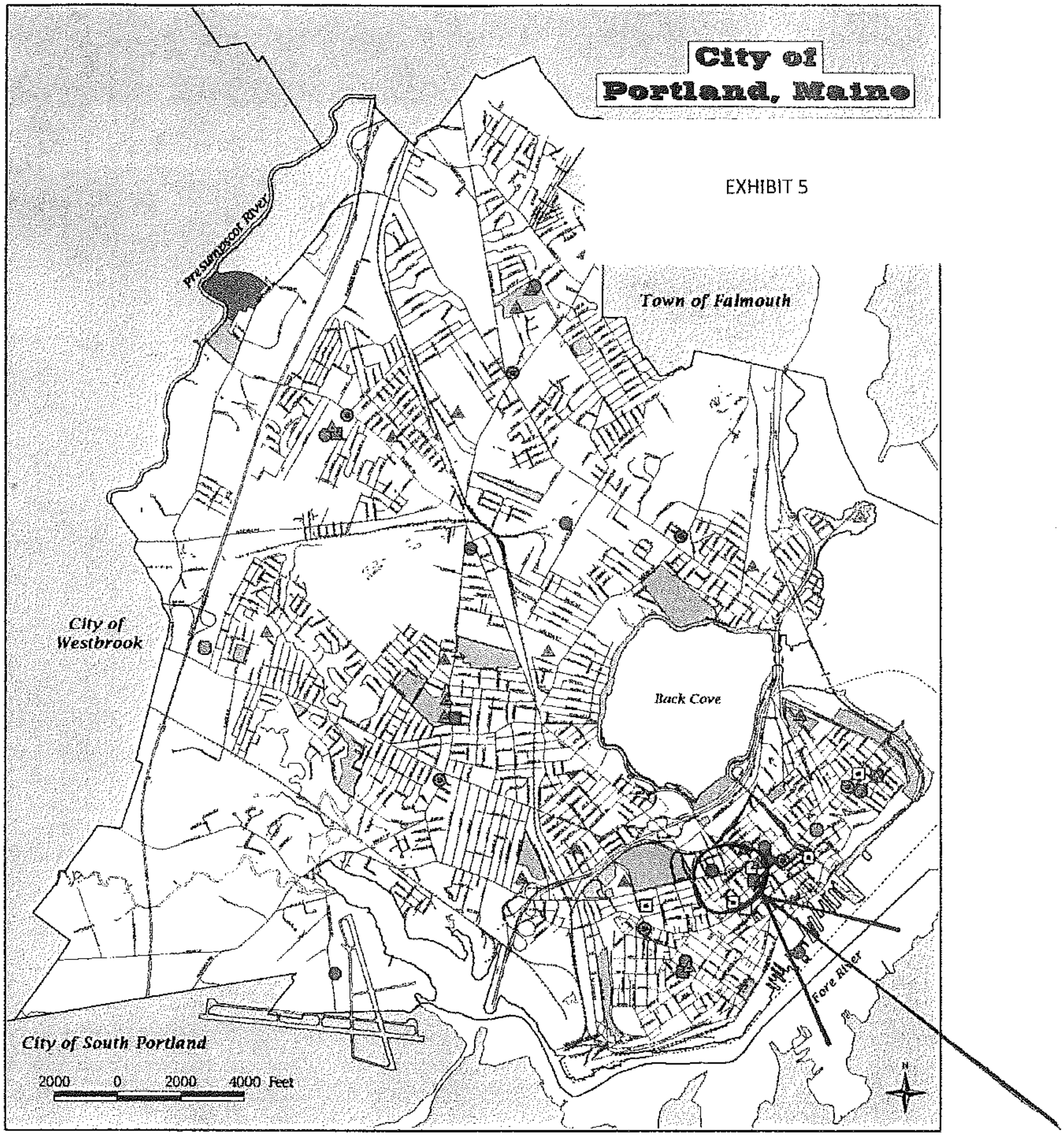
*Mil Rate increased 2% yearly from FY2015.

EXHIBIT 4



OAK ST
FREE ST
CONGRESS SQ
CONGRESS ST
FOREST AVE
HIGH ST
HENRY ST
CUMBERLAND AVE
AVON PL
AVON ST
VERNON PL
SHERMAN ST
STATE ST
DEERING ST
Index Number - E9NW
Tax Map Index: http://www.portlandassessors.com/taxmaps.htm
April 1 2012 to 2013

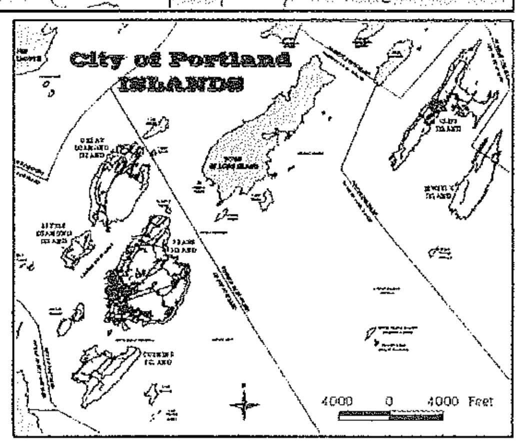
EXHIBIT 5



CITY FACILITIES

CITY GOVERNMENT	GOLF COURSE
FIRE	OPEN SPACE
LIBRARY	PARK
PARKING GARAGE	PLAYGROUND
POLICE	SPORTS FACILITY
PARKS & RECREATION	
PUBLIC SCHOOL	
SOCIAL SERVICES	

Map produced by the City of Portland's GIS Workgroup August 2002



STATUTORY REQUIREMENTS & THRESHOLDS

A. ACRE LIMITATION

1. Total Acreage of Municipality	12,386
2. Total Acreage of Proposed Municipal TIF District	.37
3. Total **Downtown** acres contained in the Proposed Municipal TIF District	0
4. Total **Transit** acres contained in the Proposed Municipal TIF District	0
5. Total acreage of Proposed Municipal TIF District counted towards 2% cap (A2-A3-A4)	.37
6. Percentage of total acreage in proposed municipal TIF District (cannot exceed 2%) Divide A5 by A1	0%
7. Total acreage of all existing and proposed municipal TIF districts in the municipality. Add A2 to sum of all existing TIF district acreage.	280.7
8. Total acreage of an existing or Proposed **Downtown** TIF District in the municipality.	0
9. Total acreage of all existing **Pine Tree Development Zone** TIF Districts in the municipality.	0
10. Total acreage of all existing or Proposed **Transit** TIF Districts in the municipality.	30
11. Total acreage of all existing and Proposed Municipal TIF Districts in the municipality counted toward 5% cap. Subtract A8+A9+A10 from A7.	250.7
12. Percentage of total acreage in all existing and proposed Municipal TIF Districts (cannot exceed 5%) Divide A11 by A1.	2%
13. Total Acreage of all real property in the Proposed Municipal TIF District that is:	

(Note: a, b, or c must be at least 25%)	Acres	100%
a. Blighted (Divide acres by		
b. In need of rehabilitation/conservation (Divide acres by		
c. Suitable for industrial/commercial site (Divide acres by	.37	
TOTAL	.37	

B. VALUATION LIMITATION

1. Total Aggregate Value of Municipality (TAV) *Use most recent April 1st*	$7,707,200,000
2. Original Assessed Value (OAV) of Proposed Municipal TIF District. *Use March 31st of tax year preceding date of municipal designation*	$0
3. Total OAV of all existing and Proposed Municipal TIF Districts in the municipality. *Add b2 to sum of all existing TIF district OAVs*	$372,887,510
4. OAV of an existing or proposed **Downtown** TIF District in the municipality.	$0
5. OAV of all existing **Pine Tree Development Zone** TIF Districts in the municipality.	$0
6. OAV of all existing or Proposed **Transit** TIF Districts in the municipality.	$4,970,470
7. Total OAV of all existing and Proposed Municipal TIF Districts in the municipality counted toward 5% cap *Subtract B4+B5+B6 from B3*	$367,917,040
8. Percentage of total OAV to TAV in all existing and Proposed Municipal TIF Districts (cannot exceed 5%) *Divide B7 by B1*	4.77%

Listing of Existing TIF Districts for MDECD and City's Amended Creative Economy & Arts TIF District

Active TIFs			
TIF District	**FY Start/End**	**Original Assessed Value (OAV)**	**Acres**
Bramhall/Holt Hall	FY00/FY19	$349,110	1.065
UNUM	FY01/FY15	$1,383,070	53.813
Waterfront	FY03/FY32	$6,716,410	3.171
Bayside Existing	FY04/FY33	$44,066,380	62.180
Proposed Bayside - Expanded area of	FY16/FY33	$78,251,800	67.000
Waterfront - Sub District			
-- Waterfront ME	FY12/FY31	$950,900	1.550
Riverwalk/Ocean Gateway	FY07/FY19	$1,085,550	2.872
Pearl Place/Avesta-AH TIF	FY08/10-2036	$646,050	1.035
Arts TIF District	FY11/FY24	$231,979,370	50.600
Public Market/Power Pay	FY11/FY40	$1,862,600	1.070
McAuley Place	FY10/FY39	$0	5.320
Avesta/409 Cumberland Ave-AH TIF	FY14/FY35	$470,200	0.410
Thompson's Pt TOD/TIF II	FY15/FY44	$4,970,470	30.000
134 Washington Avenue/AH TIF	FY15/FY34	$155,600	0.230
Proposed Reduced Arts TIF District and Renamed Baxter Library	FY10/FY19	$0	0.370
Sub-Total:		$372,887,510	280.686
Less Exempt:			
Thompson's Point (TOD TIF)		-$4,970,470	-30.000
Totals for Caps:		**$367,917,040**	**250.686**
FY15 Aggreg Total Value:		$7,707,200,000	
Total Acreage for Ptld:			12,386.000
5% Allowed to be TIF'd:		$385,360,000	619.300
Current Amounts TIF'd:		$367,917,040	250.686
Amount Remaining that can be TIF'd:		**$17,442,960**	**368.614**

TAX INCREMENT FINANCING DEVELOPMENT PROGRAM

EXHIBIT 7

ASSESSOR'S CERTIFICATE/REDUCED AREA OF FORMER CREATIVE PORTLAND DEVELOPMENT AND ARTS TIF DISTRICT, AND RENAMED TO BAXTER LIBRARY OMNIBUS TIF DISTRICT

The undersigned Tax Assessor for the City of Portland, Maine, does hereby certify pursuant to the provisions of 30-A M.R.S.A. Section 5254 that the taxable real property assessed value of the above reduced TIF District (formerly Creative Portland Development and Arts TIF District and renamed to Baxter Library Omnibus TIF District) as described in the Baxter Library Omnibus TIF District Program to which this Certificate is included is $0 as of March 31, 2008.

IN WITNESS WHEREOF, this Certificate has been executed as of this 12 day of January 2015.

Witness: City Assessor

Suzanne W. Jennings

Richard Blackburn

Exhibit 8. Legal notice of the City Council's public hearing on The District – to be in *Portland Press Herald 1/20/2015.*

Exhibit 9. Minutes of the City Council's public hearing on The District – to be provided after City Council meeting of February 2, 2015.

Exhibit 10. Attested copy of the resolution of the City Council amending the Creative Portland Development and Arts TIF District – to be provided after City Council meeting of February 2, 2015.

CREDIT ENHANCEMENT AGREEMENT

between

CITY OF PORTLAND, MAINE

And

BAXTER LIBRARY, L.P.

Dated as of Mar. 15, 2009

1462964.1

TABLE OF CONTENTS

THIS CREDIT ENHANCEMENT AGREEMENT dated as of ______________, 2009, between the City of Portland, Maine (the "City"), a municipal body corporate and politic and a political subdivision of the State of Maine, a corporation duly organized and existing under the laws of the State of Maine, with a place of business in Portland, Maine and BAXTER LIBRARY, L.P. (the "Company"), a Maine limited partnership, having an office at One City Center, 4th Floor, Portland, Maine 04101.

WITNESSETH THAT

WHEREAS, the City designated the Creative Portland Development and Arts Tax Increment Financing District (the "District") pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, by action of the Portland City Council on November 17, 2008 (the "Vote"), and pursuant to the same Vote adopted a development program and financial plan for the District (the "Development Program"); and

WHEREAS, upon submission of an application to DECD, the City expects DECD to review and approve the Third Amendment to the District and the Development Program; and

WHEREAS, the City designated the District, adopted the Development Program and entered into this Agreement in order to induce the Company to build the Project by enabling the City to contribute toward the capital cost of the Project the amounts contemplated by the Development Program and this Agreement; and

WHEREAS, in connection with the Development Program, and as contemplated thereby, the City and the Company have agreed to execute and deliver this Agreement; and

WHEREAS, the City and the Company desire and intend that this Agreement be and constitute the credit enhancement agreement contemplated by and described in the Development Program;

NOW, THEREFORE, in consideration of the foregoing and in consideration of the mutual promises and covenants set forth herein, the parties hereby agree as follows:

ARTICLE I
DEFINITIONS

Section 1.1. <u>Definitions</u>.

The terms defined in this Article I shall, for all purposes of this Agreement, have the meanings herein specified, unless the context clearly requires otherwise. All other capitalized terms not otherwise defined herein shall have the meaning given such terms in the Development Program.

"Account" shall mean the Company TIF Account, also known as the Baxter Library Development Program Account.

"Act" means Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

"Affiliate" means, with respect to any specified entity, any other entity in which the specified entity has a more 50% ownership interest or of which the specified entity controls more than 50% of the voting power.

"Agreement" shall mean this Credit Enhancement Agreement dated as of the date set forth above between the City and the Company, as such may be amended by the parties from time to time.

"Captured Assessed Value" means the annual percentage of Increased Assessed Value of the property in each tax year during the term of this Agreement, as specified in Section 3.1 hereof.

"City" shall have the meaning given such term in the recitals hereto.

"City Tax Increment Revenues" means in each year this Agreement is in effect, an amount of money equal to the percentage of Retained Tax Increment Revenues allocated to the City at the time and according to the schedule specified in Section 3.1 hereof.

"Company" shall have the meaning given such term in the first paragraph hereto, and shall also mean and include any assignee, successor, or Affiliate thereof.

"Company Debt" means debt that is secured by the Company Tax Increment Revenue due to the Company pursuant to this Agreement.

"Company TIF Account" means the account described in the Financial Plan section of the Development Program and established and maintained pursuant to the Development Program and Article II hereof.

"Company Tax Increment Revenues" means in each year this Agreement is in effect an amount of money equal to the percentage of Retained Tax Increment Revenues allocated to the Company at the times and according to the schedule specified in Section 3.1 hereof.

"Current Assessed Value" means the then current assessed value of the Property to be determined by the City's Assessor as of April 1 of each year that this Agreement remains in effect.

"DECD" means the State of Maine Department of Economic and Community Development.

"Development Program" means the development program and financial plan for the District adopted by the City as amended and attached hereto as Appendix A.

"District" shall have the meaning given such term in the recitals hereto.

"Financial Plan" means the financial plan described in the "Financial Plan" section of the Development Program.

"Increased Assessed Value" means the valuation amount by which the Current Assessed Value exceeds the Original Assessed Value. If the Current Assessed Value is less than or equal to the Original Assessed Value in any year, there is no Increased Assessed Value in that year.

"Lender" means Bangor Savings Bank or any subsequent holder of TIF Loan Agreement.

"Original Assessed Value" means, the assessed value of the Property as of March 31, 2008.

"Project" means the renovations of the former approximately 22,000 square foot Baxter Library building into approximately 24,189 square feet of office space.

"Project Cost Account" means the account in the Development Program Fund described in Section 2.01 of the Development Program and established and maintained pursuant to the Development Program and Article II hereof.

"Project Costs" means all costs incurred by the Company on the Project within the meaning set forth in 30-A M.R.S.A. § 5222(14), as amended.

"Property" means the Baxter Library building and property, located at 619 Congress Street, Portland, Maine.

"Property Taxes" means any and all ad valorem property taxes levied, charged or assessed against the Property by the City or on its behalf and actually paid to the City, but excluding any county, state or special district taxes that are separately levied, charged or assessed against the Property.

"Qualified Investments" shall mean any and all securities, obligations or accounts in which municipalities may invest their funds under applicable Maine law, and which are of the same type and tenor as the investments in which the City invests its own funds.

"Retained Tax Increment Revenue" means that portion of Property Taxes assessed by the City on the Captured Assessed Value.

"Tax Payment Date" means the later of the date(s) on which Property Taxes assessed by the City with respect to the Property are due or are paid, or if any such day is not a business day, the next succeeding business day.

"Tenant" means VIA Group, LLC.

"TIF Loan Agreement" means all documents related to the Company Debt between the Company and Bangor Savings Bank.

Section 1.2. Interpretation and Construction.

In this Agreement, unless the context otherwise requires:

a. The terms "hereby," "hereof," "hereto," "herein," "hereunder" and any similar terms, as used in this Agreement, refer to this Agreement, and the term "hereafter" means after, and the term "heretofore" means before, the date of delivery of this Agreement.

b. Words importing a particular gender mean and include correlative words of every other gender and words importing the singular number mean and include the plural number and vice versa.

c. Words importing persons mean and include firms, associations, partnerships (including limited partnerships), trusts, corporations and other legal entities, including public or governmental bodies, as well as any natural persons.

d. Any headings preceding the texts of the several Articles and Sections of this Agreement, and any table of contents or marginal notes appended to copies hereof, shall be solely for convenience of reference and shall not constitute a part of this Agreement, nor shall they affect its meaning, construction or effect.

e. All notices to be given hereunder shall be given in writing and, unless a certain number of days is specified, within a reasonable time.

f. If any clause, provision or Section of this Agreement shall be ruled invalid by any court of competent jurisdiction, the invalidity of such clause, provision or Section shall not affect any of the remaining provisions hereof except as expressly provided in Section 3.4.

ARTICLE II
DEVELOPMENT PROGRAM FUND AND FUNDING REQUIREMENTS

Section 2.1. Creation of Development Program Fund.

The City hereby confirms the creation and establishment of a segregated account in the name of the City designated as the " Baxter Library Development Program Account" pursuant to, and in accordance with the terms and conditions of, the Development Program.

Section 2.2. Deposits into Account.

There shall be deposited into the Account contemporaneously with each payment of property tax by or on behalf of the Company an amount equal to that portion of the property tax payment constituting Company Tax Increment Revenue for the period to which the payment relates. Any and all revenues, if any, resulting from investment of monies on deposit shall be retained by the City and withdrawn from the Account contemporaneously with payment to the Company.

Section 2.3. Use of Monies in Account.

Monies deposited in the Account shall be used and applied exclusively to fund the City's payment obligation described in Article III hereof.

Section 2.4. Monies Held in Trust.

All monies required to be paid into the Account under the provisions hereof and the provisions of the Development Program, other than investment earnings thereon, shall be held by the City, in trust, for the benefit of the Company.

Section 2.5. Investments.

Any monies in the Account shall be invested and reinvested in Qualified Investments as determined by the City. The City shall have discretion regarding the investment of such monies, provided such monies are at all times invested in Qualified Investments. As and when any amounts thus invested may be needed for disbursements, the City shall cause a sufficient amount of such investments to be sold or otherwise converted into cash to the credit of such account. The City shall have the sole and exclusive right to designate the investments to be sold and to otherwise direct the sale or conversion to cash of investments made with monies in the Account.

Section 2.6. Tax Payments.

The Company shall pay or cause to be paid when due all Property Taxes assessed by the City unless contested by the Company by appropriate proceedings pursuant to Maine law. No payments shall be made by the City under this Agreement at any time any such taxes or amounts are due and unpaid.

ARTICLE III
PAYMENT OBLIGATIONS

Section 3.1. Captured Assessed Value; Retained Tax Increment.

a. Annually, the Increased Assessed Value shall be retained as Captured Assessed Value. The real estate taxes on the Captured Assessed Value shall be retained as Retained Tax Increment Revenue, a portion of which Retained Tax Increment Revenue shall be deposited when received by the City into the Company TIF Account as the Company Tax Increment as set forth on Table 2 attached hereto, in accordance with the provisions of Section 2.2 of this Agreement and the priorities established by 30-A M.R.S.A. § 5227(3)(B), starting with taxes assessed as of April 1, 2010 and continuing for each of the next 9 years, ending with taxes assessed as of April 1, 2018.

b. Notwithstanding the foregoing, payments to the Company TIF Account shall be the lesser of (i) the Company Tax Increment Revenue as calculated above, or (ii) the amount necessary to service the Company Debt. However, should any default occur under the TIF Loan Agreement, the Lender shall nevertheless be entitled to the full Increased Assessed Value for the remaining term of the CEA that is due to the Company pursuant to Section 3.1(a) hereof to offset principal, interest, and any fees due under the TIF Loan Agreement.

c. On the later of the seventh anniversary of the real estate closing, or the time when the Company is required to refinance both the first and second position mortgages placed on the Property for the purposes of the acquisition and redevelopment of the Project, the amount of Company Tax Increment Revenue placed in the Company TIF Account shall be reduced, for the remaining term of this Agreement, only if and to the extent of the savings on the total debt service realized by the Company as a result of a decreased interest rate on the combined debt after the refinancing, as calculated in Section 3.1(d) hereof.

d. The amount by which the Company Tax Increment Revenue shall be reduced shall be calculated by using the new "refinance loan" amount and amortization rate, and then comparing the annual debt service thereunder with the total annual debt service on both loans prior to such refinancing. For instance, if the refinancing results in a lower interest rate, and with that new rate, the debt service is $10,000 less than the Company would have paid with the original interest rates on the original loans, then the Company Tax Increment Revenue, for the remaining term of this Agreement, shall be reduced by $10,000. Notwithstanding the foregoing, should the Company default under the TIF Loan Agreement, the Lender shall be entitled to the full amount of Company Tax Increment Revenues, for the remaining term of the CEA, as calculated in Section 3.1(a) hereof.

Section 3.2. Completion of Development Program.

Prior to receiving the first payment under this Agreement, the Company shall provide evidence reasonably satisfactory to the City of the Company's ability to complete the Project in accordance with State law. Reasonably satisfactory evidence shall include the Company's having closed on the financing for the Project, or that Company will close on such financing subject only to the execution of this Agreement.

Section 3.3. Credit Enhancement Payments.

Within thirty (30) days following the end of each Fiscal Year, the City shall pay to the Company all Company Tax Increment Revenues due and owing pursuant to Section 3.1 and then on deposit in the Company TIF Account. The obligation of the City to make such payment shall be limited obligation payable solely out of monies on deposit in the Company TIF Account and shall not constitute a general debt or obligation on the part of the City or a general obligation or charge against or pledge of the faith and credit or taxing power of the City, the State of Maine or any political subdivision thereof.

Section 3.4. Failure to Make Payment.

In the event the City should fail to, or be unable to, make any of the payments to the Company required under the foregoing provisions of this Article III, the item or installment so unpaid shall continue as a limited obligation of the City, under the terms and conditions hereinafter set forth, until the amount unpaid shall have been fully paid. The Company shall have the right to initiate and maintain an action to specifically enforce the City's obligations hereunder, including without limitation, the City's obligation establish and maintain the Account and to deposit Company Tax Increment Revenues to the Account and its obligation to make required payment to the Company.

Section 3.5. Manner of Payments.

The payments provided for in this Article III shall be paid in immediately available funds directly to the Company in the manner provided hereinabove for its own use and benefit. Notwithstanding the above, no payments shall be made unless used to satisfy debt service on indebtedness incurred to finance qualified "Project Costs" as that term is defined under Chapter 206 of Title 30-A of the Maine Revised Statutes and as described as part of the Project in the Development Program or used to pay directly, or to reimburse the Company for payment of such Project Costs. The City shall make required payments in response to requests for payment submitted by the Company setting forth the amount of the payment and containing a certification in the form attached hereto as Exhibit B.

Section 3.6. Obligations Unconditional.

Except as otherwise expressly provided in this Agreement, the obligations of the City to make the payments described in this Agreement in accordance with the terms hereof shall be absolute and unconditional irrespective of any defense or any rights of setoff, recoupment or counterclaim it might otherwise have against the Company. Notwithstanding the above, the City reserves the right to terminate this Agreement upon a final judgment by a court of competent jurisdiction to the effect that the Agreement or Development Program adopted in connection herewith or any payment made thereunder is or would be illegal or invalid. In such event, the termination shall relate back to the original date of the Agreement which shall be deemed void ab initio, and neither party shall have any obligations or liability hereunder, under the Development Program or in respect of any of the transactions contemplated thereby, and shall be left in whatever positions, financial or otherwise, they may be in as of the date of termination. Such termination shall not, however, affect the Company's obligation to defend and indemnify the City, which obligation shall survive any such termination.

Section 3.7. Limited Obligation.

The City's obligations of payment hereunder shall be limited obligations of the City payable solely from Retained Tax Increment Revenues and any earnings thereon, pledged therefor under this Agreement. The City's obligations hereunder shall not constitute a general debt or a general obligation on the part of the City or a charge against or pledge of the faith and credit or taxing power of the City, but shall be payable solely from the Retained Tax Increment Revenues received by the City, and any earnings thereon. This Agreement shall not directly or indirectly or contingently obligate the City to levy or to pledge any form of taxation whatever therefor or to make any appropriation for their payment, excepting the City's obligation to assess property taxes upon the Project and the pledge of the Retained Tax Increment Revenues established under this Agreement.

Section 3.8. Administrative Fee.

The Company shall pay to the City an annual administrative fee to the City equal to 1% of the Company Tax Increment Revenue (net of any penalties) paid by the City to the Company as calculated pursuant to Section 3.1(a) hereof. Such payment shall be made by the City deducting the 1% fee from the Company TIF Account prior to distribution of the remaining funds to the Company. Notwithstanding the foregoing, if the Company Tax Increment Revenues are reduced as set forth in Sections 3.1(b) or 3.1(d) hereof, the 1% administrative fee shall be deducted from the entire Retained Tax Increment Revenue prior to the payment to the Company, such that due to the Company pursuant to Sections 3.1(b) or 3.1(d) hereof shall not be further reduced by such administrative fee.

ARTICLE IV
PLEDGE AND SECURITY INTEREST

Section 4.1. Pledge of Company TIF Account.

In consideration of this Agreement and other valuable consideration and for the purpose of securing payment of the amounts provided for hereunder to the Company by the City, according to the terms and conditions contained herein, and in order to secure the performance and observance of all of the City's covenants and agreements contained herein, the City does hereby grant a security interest in and pledge to the Company the Company TIF Account and all sums of money and other securities and investments therein.

Section 4.2. Further Instruments.

The City and the Company shall, from time to time execute and deliver such further instruments and take such further action as may be reasonable and as may be required to carry out the provisions of this Agreement, provided, however that no such instruments or agreements shall pledge the credit of the City.

Section 4.3. Liens.

Except as permitted hereunder, the City shall not sell, lease, pledge, assign or otherwise dispose, encumber or hypothecate any interest in the Account and will promptly pay or cause to be discharged or make adequate provision to discharge any lien, charge or encumbrance on any part thereof not permitted hereby.

Section 4.4. Access to Books and Records.

All books, records and documents in the possession of the City relating to the District, the Development Program, this Agreement and the monies, revenues and receipts on deposit or required to be deposited into the Account shall at all reasonable times be open to inspection by the Company, its agents and employees.

ARTICLE V
DEFAULTS AND REMEDIES

Section 5.1. <u>Events of Default.</u>

Each of the following events shall constitute and be referred to in this Agreement as an "Event of Default":

a. Any failure by the City to pay any amounts due to Company when the same shall become due and payable;

b. Any failure by the City to make deposits into the Company TIF Account as and when due;

c. Other than as provided in paragraph (a) and (b) above, any failure by the City or the Company to observe and perform in all material respects any respective covenant, condition, agreement or provision contained herein on the part of the City or the Company respectively to be observed or performed, including any failure of the Company to use payments made under this Agreement as required in Section 3.6 of this Agreement, which failure is not cured within thirty (30) days following written notice thereof; provided, however, that this subsection (c) shall not be construed to include the Company's failure to pay Property Taxes on the Property in the District for any reason as an Event of Default hereunder; and

d. If a decree or order of a court or agency or supervisory authority having jurisdiction in the premises shall appoint a conservator or receiver or liquidator for the City, or if any insolvency, readjustment of debt, marshaling of assets and liabilities or similar proceedings for the winding up or liquidation of the City's affairs shall have been entered against the City or if the City shall have consented to the appointment of a conservator or receiver or liquidator in any such proceedings of or relating to the City or of or relating to all or substantially all of its property, including without limitation the filing of a voluntary petition in bankruptcy by the City or the failure by the City to have a petition in bankruptcy dismissed within a period of 90 consecutive days following its filing or in the event an order for release has been entered under the Bankruptcy Code with respect to the City.

Section 5.2. <u>Remedies on Default.</u>

Whenever any Event of Default referred to in Section 5.1 hereof shall have occurred and be continuing, the non-defaulting party may take any one or more of the following remedial steps: (a) the non-defaulting party may take whatever action at law or at equity as may appear necessary or desirable to collect any amount then due and thereafter to become due, to specifically enforce the performance or observance of any obligations, agreements or covenants of the non-defaulting party under this Agreement and any documents, instruments and agreements contemplated hereby or to enforce any rights or remedies available hereunder; and (b) Baxter Library, L.P. shall also have the right to exercise any rights and remedies available to a secured party under the laws of the State of Maine. Neither party has the right to terminate this Agreement.

Section 5.3. Remedies Cumulative.

No remedy herein conferred upon or reserved by any party is intended to be exclusive of any other available remedy or remedies but each and every such remedy shall be cumulative and shall be in addition to the remedy given under this Agreement or now or hereafter existing at law, in equity or by statute. Delay or omission to exercise any right or power accruing upon any Events of Default or to insist upon the strict performance of any of the covenants and agreements herein set forth or to exercise any rights or remedies upon the occurrence of an Event of Default shall not impair any such right or power or be considered or taken as a waiver or relinquishment for the future of the rights to insist upon and to enforce, from time to time and as often as may be deemed expedient, by injunction or other appropriate legal or equitable remedy, strict compliance by the parties hereto with all of the covenants and conditions hereof, or of the rights to exercise any such rights or remedies, if such Events of Default be continued or repeated.

Section 5.4. Enforcement Rights.

The City and the Company agree that each party hereto shall have the right to initiate a legal proceeding to enforce the specific performance of this Agreement, it being understood and agreed that this Agreement is a material inducement to the Company continuing its pursuit of the Project. The parties agree that in the event of any dispute or disagreement hereunder the Company and the City shall continue to make payment of all amounts due hereunder in the manner and at the times specified herein until final resolution of such dispute, whether by mutual agreement or final decision of a court, arbitrator or other dispute resolution mechanism.

ARTICLE VI
EFFECTIVE DATE, TERM AND TERMINATION

Section 6.1. Effective Date and Term.

This Agreement shall become effective upon its execution and delivery by the parties hereto and shall remain in full force from the date hereof and shall expire on the later of the end of the 2019-2020 fiscal year of the City or upon the performance of all obligations on the part of the City and the Company hereunder, including without limitation payment of all amounts to be paid to Company, unless sooner terminated under Section 3.7or 7.2 hereof.

Section 6.2. Cancellation and Expiration of Term.

At the termination or other expiration of this Agreement in accordance with the provisions of this Agreement, the City and the Company shall each execute and deliver such documents and take or cause to be taken such actions as may be necessary to evidence the termination of this Agreement.

ARTICLE VII
ASSIGNMENT AND PLEDGE OF COMPANY'S INTEREST

Section 7.1. <u>Consent to Pledge, Collateral Assignment Or Grant of a Security Interest.</u>

The City hereby acknowledges that the Company may pledge and assign its right, title and interest in, to and under this Agreement as collateral for financing for the Project, although no obligation is hereby imposed on the Company to make such assignment or pledge. Recognizing this possibility, the City does hereby consent and agree to the pledge and assignment of all the Company's right, title and interest in, to and under this Agreement and in, and to the payments to be made to Company hereunder, to third parties as collateral or security for indebtedness related to the Project, on one or more occasions during the term hereof. The City agrees to execute and deliver any assignments, pledge agreements, consents or other confirmations required by the prospective pledgee or assignee, including without limitation recognition of the pledgee or assignee as the holder of all right, title and interest herein and as the payee of amounts due and payable hereunder and any and all such other documentation as shall confirm to such pledgee or assignee the position of such assignee or pledgee and the irrevocable and binding nature of this Agreement and provide to the pledgee or assignee such rights and/or remedies as it may deem necessary for the establishing, perfection and protection of its interest herein.

Section 7.2. <u>Assignment</u>.

Except as provided in Section 8.1, this Agreement and the obligations of the City hereunder are personal to the Company and may not be assigned or transferred by the Company or Tenant without the consent of the City which consent may be withheld for any reason or for no reason; *provided, however,* that the City will not unreasonably withhold, condition or delay its consent to a transfer of the rights of Company hereunder to a subsequent owner of the Property. For the purposes of this Agreement, City hereby consents to the assignment of this Agreement to Company's Tenant pursuant to the purchase option contained in the lease between the Company and such Tenant.

ARTICLE VIII
MISCELLANEOUS

Section 8.1. <u>Successors.</u>

In the event the City or the Company are dissolved, merged into or consolidated with another entity, or undergo any form of corporate reorganization, the covenants, stipulations, promises and agreements set forth herein, by or on behalf of or for the benefit of such party shall bind or inure to the benefit of the successors and assigns thereof from time to time and any entity, officer, board, commission, agency or instrumentality to whom or to which any power or duty of such party shall be transferred.

Section 8.2. Parties in Interest.

Except as herein otherwise specifically provided, nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person, firm or corporation other than the City and the Company any right, remedy or claim under or by reason of this Agreement, it being intended that this Agreement shall be for the sole and exclusive benefit of the City and the Company; provided, however, that if the payment obligations of the City to the Company hereunder are held by a final and binding proceeding to be illegal or invalid, this Agreement shall terminate. In such event all obligations of the parties shall terminate, and no party shall have any further liability to the other hereunder.

Section 8.3. Severability.

Except as otherwise provided herein, in case any one or more of the provisions of this Agreement shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Agreement and this Agreement shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

Section 8.4. No Personal Liability.

(a) No covenant, stipulation, obligation or agreement of the City contained herein shall be deemed to be a covenant, stipulation or obligation of any present or future elected or appointed official, officer, agent, servant or employee of the City in his or her individual capacity and neither the members of the City Council of the City, or any official, officer, agent, servant or employee of the City shall be liable personally with respect to this Agreement or be subject to any personal liability or accountability by reason hereof.

(b) No covenant, stipulation, obligation or agreement of the Company contained herein shall be deemed to be a covenant, stipulation or obligation of any present or future director, member, officer, agent, servant or employee of the Company in his or her individual capacity and neither the directors, members, officers, agents, servants or employees of the Company shall be liable personally with respect to this Agreement or be subject to any personal liability or accountability by reason hereof.

Section 8.5. Counterparts.

This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original, but such counterparts shall together constitute but one and the same Agreement.

Section 8.6. Governing Law.

The laws of the State of Maine shall govern the construction and enforcement of this Agreement in all respects.

Section 8.7. Notices.

All notices, certificates, requests, requisitions or other communications by the City or the Company pursuant to this Agreement shall be in writing and shall be sufficiently given and shall be deemed given when mailed by first class mail, postage prepaid, or, for any notice of an Event of Default, by registered or certified mail, return receipt requested, addressed as follows:

If to the City:

City of Portland
389 Congress Street
Portland, ME 04101
Attn: City Attorney

If to the Company:

Baxter Library, L.P.
C/O Northland Enterprises, LLC
One City Center, 4th Floor
Portland, ME 04101
Attn: Rex S, Bell, Manager

With copies to:

Drew A. Anderson
Murray, Plumb & Murray
75 Pearl Street
PO Box 9785
Portland, ME 04101-5085

Either of the parties may, by notice given to the other, designate any further or different addresses to which subsequent notices, certificates, requests or other communications shall be sent hereunder.

Section 8.8. Amendments.

Neither this Agreement nor the Development Program may be amended without the express written consent of all of the parties hereto, which consent shall not be unreasonably withheld. Provided, however, the parties agree to amend this Agreement in order to fulfill such reasonable requirement that a lender may require in connection with financing of the Project. This Agreement may only be amended in compliance with the provisions of 30-A M.R.S.A. §5211 et seq., as amended.

Section 8.9. Net Agreement.

This Agreement shall be deemed and construed to be a "net agreement," and the City shall pay absolutely net during the term hereof all payments required hereunder, free of any deductions, and without abatement, or setoffs; provided, it is understood that the City's payment obligations are to be satisfied solely from Retained Tax Increment Revenues actually paid in by the Company and received by the City, and earnings thereon and provided further that the City may offset the administrative fee described in Section 3.9 hereof.

Section 8.10. Integration.

This Agreement completely and fully supersedes all other prior or contemporaneous understandings or agreements, both written and oral, between the City and the Company relating to the specific subject matter of this Agreement and the transactions contemplated hereby.

Section 8.11. Project Responsibility.

The Company and the City agree, and the City hereby acknowledges that the Company shall have no obligation to go forward with the Project referred to herein or in the Development Program. Such Project is subject to final approval by the Company.

Section 8.12. Indemnification.

a. The Company agrees to defend, indemnify and hold harmless the City, its officers, agents and employees from any and all claims and expenses, including its attorney fees, arising out of or associated with the City's approval of the District and its preparation of and participation in this Agreement, including expenses arising from any default hereunder by the Company but excluding any such claims or expenses as may relate to actions or proceedings resulting from a default hereunder by the City. This indemnification obligation shall survive termination of this Agreement or a finding that this Agreement is void or invalid.

b. The City agrees to defend, indemnify and hold harmless the Company, its officers, agents and employees from any and all claims and expenses, including its attorney fees, arising out of or associated with any default hereunder by the City. This indemnification obligation shall survive termination of this Agreement or a finding that this Agreement is void or invalid.

Section 8.13. Waiver of Recapture if Agreement Found Void.

In the event this Credit Enhancement Agreement is found void "ab initio" by a Court of law with final jurisdiction over this Agreement City agrees to waive its rights to recapture all TIF proceeds paid to Company pursuant to this Agreement.

IN WITNESS WHEREOF, the City and the Company have caused this Agreement to be executed in their respective corporate names and their respective corporate seals to be hereunto affixed and attested by the duly authorized officers or members, as the case may be, all as of the date first above written.

WITNESS

CITY OF PORTLAND, MAINE

By: ______________________
Joseph E. Gray, Jr.
Its City Manager

JOSH BENTHIEN

BAXTER LIBRARY, L.P.

By: ______________________
(Print Name)
REX BELL
Its MANAGER

Exhibit A to Credit Enhancement Agreement

Table No. 1

A	B	C	D	E
Year No.	Tax Year	Estimated Increased Assessed Value Retained as Captured Assessed Value	Allocation of Retained Tax Increment	
			% to Company	% to City
1	April 1, 2010	1,250,000	65%	35%
2	April 1, 2011	2,500,000	65%	35%
3	April 1, 2012	2,500,000	65%	35%
4	April 1, 2013	2,500,000	65%	35%
5	April 1, 2014	2,500,000	65%	35%
6	April 1, 2015	2,500,000	65%	35%
7	April 1, 2016	2,500,000	65%	35%
8	April 1, 2017	2,500,000	65%	35%
9	April 1, 2018	2,500,000	65%	35%

Exhibit A to Credit Enhancement Agreement

Table No. 2

Baxter Library TIF Spreadsheet

TIF Years	Tax Year	Estimated Increased Assessed Value (Cumulative)	Est. Tax Rate (plus 2% per year)	Est. Real Estate Taxes from Captured Value	TIF Revenue to Developer	Revenue to City	Developer Share	City Share
1	April 1, 2010	1,250,000	0.01809	22,619	65%	35%	14,702	7,916
2	April 1, 2011	2,500,000	0.01846	46,142	65%	35%	29,992	16,150
3	April 1, 2012	2,500,000	0.01883	47,065	65%	35%	30,592	16,473
4	April 1, 2013	2,500,000	0.01920	48,006	65%	35%	31,204	16,804
5	April 1, 2014	2,500,000	0.01959	48,966	65%	35%	31,828	17,138
6	April 1, 2015	2,500,000	0.01998	49,945	65%	35%	32,464	17,481
7	April 1, 2016	2,500,000	0.02038	50,944	65%	35%	33,114	17,830
8	April 1, 2017	2,500,000	0.02079	51,963	65%	35%	33,776	18,187
9	April 1, 2018	2,500,000	0.02120	53,002	65%	35%	34,452	18,551
TOTAL							**272,124**	**146,528**
NPV @8%							**198,148**	

EXHIBIT B to Credit Enhance Agreement

Request for Payment

The undersigned does hereby request payment in the amount of $_______ from the Development Program Fund and does hereby certify that the amount requested will be used to pay Project costs as that term is defined in Chapter 206 of Title 30-A of the Maine Revised Statutes, as follows: (indicate applicable provisions)

_ Debt service on indebtedness incurred to finance project costs contemplated by the Development Program ("Project Costs"), in the amount of $_______________; and/or

_ Direct payment of Project Costs in the amount of $_____________; and/or

_ Reimbursement to the undersigned for Project Costs previously incurred, in the amount of $_______________.

There are attached hereto invoices showing the incurring by the undersigned of Project Costs in the amount of $___________. None of these invoices has been the subject of a previous request for payment from the Development Program Fund.

BAXTER LIBRARY, L.P.

Date:__________________ By:______________________________
Its

Order 139-14/15
Tab 19 1-21-15

MICHAEL F. BRENNAN (MAYOR)
KEVIN J. DONOGHUE (1)
DAVID A. MARSHALL (2)
EDWARD J. SUSLOVIC (3)
JUSTIN COSTA (4)

CITY OF PORTLAND
IN THE CITY COUNCIL

DAVID H. BRENERMAN (5)
JILL C. DUSON (A/L)
JON HINCK (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

ORDER APPROVING AND ADOPTING THE DOWNTOWN TRANSIT ORIENTED DEVELOPMENT AND OMNIBUS TAX INCREMENT FINANCING DISTRICT AND ADOPTING THE MUNICIPAL DEVELOPMENT PROGRAM FOR THAT DISTRICT WITH ITS DOWNTOWN REVITALIZATION INVESTMENT PLAN

WHEREAS, in 2014, Mayor Michael Brennan and City Council established the goal of implementing Tax Increment Financing (TIF) Programs that focus on the creation of appropriately sized and designed TIF districts and advance other Council goals in the areas of transit, economic development, public infrastructure and municipal finance; and

WHEREAS, the City Council adopted a revised TIF Policy on February 3, 2014 which supports the establishment of area-wide TIF districts that invest in public infrastructure and economic development programs; and

WHEREAS, the Downtown Transit Oriented Development (DT/TOD) and Omnibus Tax Increment Financing District includes a large single area-wide TIF district of approximately 422 acres, including the majority of the Portland Peninsula, bounded by Washington Avenue to the east, State Street to the west, following the edges of the adjacent Bayside and the Waterfront Capital Improvement TIF District to the north and south; and

WHEREAS, the proposed DT/TOD TIF District is designed strategically to maintain and expand the City tax base and job growth, invest TIF revenue in public infrastructure, new and enhanced transit, and economic development programs including Creative Portland, and pay a portion of the salaries of the City Manager and Planning and Urban Development Director, as well as administrative and salary costs for the Economic Development Department; and

WHEREAS, while the total amount of property tax revenue that is devoted to infrastructure, transit, Creative Portland, and public infrastructure, among other priorities, will be dependent on future property evaluations, this investment is estimated at more than $15 million over the 30-year duration of the TIF;

NOW, THEREFORE, BE IT ORDERED, that the Downtown Transit Oriented Development and Omnibus Tax Increment Financing District and Municipal Development Program with Downtown Revitalization Investment Plan is hereby approved in substantially the form attached hereto; and

BE IT FURTHER ORDERED, that the Acting City Manager is hereby authorized to execute whatever documents are necessary to effect the intent and purpose of this Order.

Portland, Maine — Yes. Life's good here.

Economic Development Department
Gregory A. Mitchell, Director

MEMORANDUM

City Council Agenda Item

TO: Mayor and Members of the Portland City Council

FROM: Greg Mitchell, Economic Development Director

DATE: January 7, 2015

SUBJECT: Order approving Downtown Transit Oriented Development (TOD) and Omnibus Tax Increment Financing (TIF) District and Adopting Municipal Development Program, with its Downtown Revitalization Investment Plan

SPONSOR: Housing and Community Development Committee, Councilor Kevin Donoghue/Chair

COUNCIL MEETING DATE ACTION IS REQUESTED:
1st reading: January 21, 2015 **2nd reading/Public Hearing/Final Action:** February 2, 2015

Can action be taken at a later date: No (If no why not?) No, public notice has been advertised regarding this proposed Downtown TOD/TIF District for a public hearing to take place on February 2, 2015.

PRESENTATION: Greg Mitchell, Economic Development Director/5 Minutes

I. SUMMARY OF ISSUE

In early 2014, the Mayor and City Council established the following goal: Implement Tax Increment Financing (TIF) Programs that focus on the creation of appropriately sized and designed TIF districts and advances other Council goals in the areas of transit, economic development, public infrastructure and municipal finance.

City staff worked with the HCDC over several months to provide policy direction related to the establishment of the Proposed Downtown and Transit Oriented Development and Omnibus Tax Increment Financing Program. This memorandum and accompanying document is consistent with the policy direction received by the HCDC on this matter.

Additionally, the under direction and recommendation of the HCDC, the City Council adopted a revised City TIF Policy on February 3, 2014 which supports the establishment of area wide TIF districts to invest in public infrastructure and economic development programs versus establishing individual site specific TIF districts through credit enhancement agreements.

The Proposed Downtown Transit Oriented Development (DT/TOD) and Omnibus Tax Increment Financing District includes a large single area wide TIF district of approximately 422 acres which includes the majority of the Portland Peninsula bounded by Washington Avenue to the east, State Street to the west, following the edges of the adjacent Bayside and the Waterfront Capital Improvement TIF District to the north and south.

On November 17, 2014, the City Council voted to authorize amendments to the Bayside TIF District which would expand the TIF District geography.

The Proposed DT/TOD TIF District is designed strategically to support the following major objectives:

1. ***Maintain and Expand Tax Base and Job Growth.***

2. ***Invest TIF Revenue in the following categories:***
   a. ***Public Infrastructure.***
   b. ***New and Enhanced Transit.***
   c. ***City Economic Development Programs including Creative Portland and City staff salaries.***

3. ***TIF Term and Capture Rates.*** The proposed TIF District is for thirty (30) years (the maximum allowed by state law) and proposed TIF capture rates have been set at low levels to not overly restrict funds in a TIF district which are needed to support City general fund needs.

4. ***Tax Shelter Benefits.*** Public benefits associated with TIF district are the "savings" related to the avoided loss of state aid for education and municipal revenue sharing, along with the City being responsible for a higher share of Cumberland County's budget.

Downtown Revitalization Plan

City planning staff prepared the "City of Portland Downtown Revitalization Investment Plan", dated January 2015 to summarize the myriad policy goals and slated projects targeted towards improving the built environments of Portland's downtown. This Downtown Plan is required for designation of a Downtown TIF District by the State.

Proposed TIF District Term and Capture Rates

Specific proposed terms include:

TIF Years	TIF Capture Rates	TIF Revenue Estimate	General Fund Estimate
1	12%	$200,000	$1.55 million
2-30	22%	$15.30 million or $500,000 average per year	$54.30 million
Total		$15.50 million	$55.85 million

The estimated amount of TIF revenue reserved for TIF investments is less than 5% of the total estimated real estate tax revenue related to the Proposed DT/TOD TIF District.

Tax Shelter Benefits

Estimates of the specific savings or avoided loss of state aid to education, reductions in municipal revenue sharing or for the city paying a higher share of County taxes include:

TIF Years	Savings Estimate
1-30	$4.75 million

The average savings total over $150,000 per year or approximately 31 cents of avoided loss related to each new real estate property tax dollar.

Proposed Specific Investments

Investment estimates, by major category over the thirty years, include the following:

TIF Year	Investment	Annual Estimates
1	Econ. Dev Programs: a. Creative Portland Transit	$100,000 $100,000
2-30	Econ. Dev. Programs: a. Creative Portland Transit Public Infrastructure	$100,000 $100,000-$250,000 $200,000-$500,000

Total **$15.50 million**

The total amount of property tax revenue will be dependent upon property valuations at a future point of time per the above capture rates.

Also, the City Council will have the final authority on an annual basis related to prioritization of TIF investments and, if necessary, TIF capture rates can be reduced to free up TIF funds for City general fund expenditures.

The Arts TIF District is proposed to be amended to reduce the TIF District geography to include the Baxter Library Redevelopment Project site only. The result of this amendment will maintain the City's Credit Enhancement Agreement for the Baxter Redevelopment Project and also will eliminate the Arts TIF District annual funding to Creative Portland. It is proposed that the DT TOD TIF District will replace the Arts TIF District as the annual financial source for Creative Portland.

II. REASON FOR SUBMISSION

A vote to recommend approval by the City Council is needed to establish a Proposed Downtown Transit-Oriented Development and Omnibus TIF District, along with Maine DECD approval.

III. INTENDED RESULT

Approval of the Proposed Downtown Transit-Oriented Development and Omnibus TIF District.

IV. COUNCIL GOAL ADDRESSED

Implement the City's revised TIF program that focuses on the creation of appropriately sized and designed TIF districts and advances other Council goals in the areas of transit, economic development, public infrastructure, and municipal finance.

IV. FINANCIAL IMPACT

As outlined above under the Proposed TIF District Terms and Capture Rates Section.

V. RECOMMENDATIONS

Staff recommends approval to establish the Proposed Downtown Transit-Oriented Development and Omnibus TIF District. The HCDC reviewed this item at its November 10, 2014, meeting and voted unanimously (4-0) to forward this to the City Council with a recommendation for approval. Additionally, the City Council held a workshop on this matter on November 17, 2014, to review the details associated with amending the Arts TIF District and establishing the proposed Downtown Transit Oriented Development and Omnibus Tax Increment Financing District.

VI. ATTACHMENTS

- City of Portland Downtown Transit Oriented Development and Omnibus Tax Increment Financing Program Application Draft as of January 2015.

City of Portland

Downtown Transit Oriented Development and
Omnibus Municipal Tax Increment Financing
And Development Program

January 2015

Prepared by:

The City of Portland Economic Development
Department

Enacted by the Portland City Council on February 2, 2015.

<u>**Section:**</u>

<u>**Exhibits:**</u>

I. Introduction – Portland Downtown Transit Oriented Municipal Development and Omnibus Tax Increment Financing District

The City of Portland (the "City") designates the Portland Downtown Transit Oriented Municipal Development and Omnibus Tax Increment Financing District (the "District") and adopts this Development Program (the "Development Program") for the District in an effort to fully realize the visions and goals of the City of Portland Downtown Revitalization Investment Plan ("Downtown Plan"); the Downtown Plan is attached as Exhibit A. The duration of this District will be 30 years beginning July 1, 2015 (Tax Year 4/1/2015; FY2015-16) ending June 30, 2045 (Tax Year 4/1/2044; FY2044-45).

Portland's proposed District, at approximately 422 acres, is bounded by Washington Avenue to the east, State Street to the west, following the edges of the adjacent Bayside and Waterfront Capital Improvement TIF Districts to the north and south. The District encompasses the central business district of Portland and the abutting east and west ends of the District. In creating the District, the outlying residential areas of the Eastern and Western Promenades have been purposely excluded.

The Downtown Plan includes a listing of current projects and categories of future investment. It is recognized that meeting the infrastructure needs of Portland's downtown will be a dynamic process that will be updated locally on an annual basis or as needed. Though the specific public projects prioritized and undertaken from year to year will change, with the exception of this District funding up to $100,000 annually for the Creative Portland Corporation, categories of investment for the purpose of eligible uses of the TIF Revenues will remain consistent. Actual project selections and prioritization for funding will continue to be made on an annual basis during the City budget and Capital Improvements Plan (CIP) process, based on categories contained in Table 1 hereinbelow. The CIP is the document that presents the City's capital needs in the current year and plans for capital needs in future years. As a five year plan that is annually updated, the CIP is a dynamic planning document; the FY2015 to 2019 CIP document is included in the Downtown Plan as an appendice.

II. Development Program Narrative

A. The Development Program

The Development Program for the Downtown Transit Oriented Municipal Development and Omnibus TIF District is structured and proposed pursuant to Chapter 206 of Title 30-A of the Maine Revised TIF Statutes, as amended (the "TIF Statute"). The City's designation of the District, combined with the adoption of this Development Program, creates a single municipal TIF district in order to capture the value of the real property improvements made within the District and enable the use of TIF revenues for various municipal and other development projects.

Under this Development Program, the City may capture up to 12% in year one, and up to 22% in years 2 through 30, of the new real property value located in the District for a total of thirty (30) years. The City may retain those tax revenues generated by the captured assessed value (the "TIF Revenues") to fund infrastructure improvements and other administrative costs, all as further described in Table 1 hereinbelow. The City reserves the right to capture less than the full 12% in year one and less than the 22% in years 2 through 30, depending on the then-current needs of the City with respect to the approved project costs. Any reduction in the captured value percentage shall adjust the amount of assessed value eligible for sheltering with respect to the tax shift benefit correspondingly. Although all TIF Revenues will be retained by the City at this time, the City reserves the right in the future to negotiate and execute credit enhancement agreements pursuant to City Council approved TIF Policy of up to twenty years, or limited to the balance of District term at that time, and up to sixty-five percent (65%) of the TIF Revenues, within sole Council discretion. City TIF Policy is attached as Exhibit B. Such future credit enhancement agreements would require a public hearing and City Council approval.

In designating the District and adopting this Development Program, the City can accomplish the following goals:

- Maintain existing tax revenues;
- Invest in the Downtown public infrastructure;
- Invest in the Creative Portland Corporation annually;
- Invest in new and enhanced transit services;
- Enjoy enhanced future tax revenues generated by new development within the District; and
- Create long-term, stable employment opportunities for area residents because of these TIF investments.

In addition, by creating the District, the City will "shelter" the increase in municipal valuation that development in the District will bring about. This tax shift benefit mitigates the adverse effect that the District's increased assessed property value has upon the City's share of state aid to education, municipal revenue sharing, and its county tax assessment. An estimate of the tax shift benefits is shown in Exhibit D-2 attached hereto.

The City's designation of the District and pursuit of this Development Program constitute a good and valid public purpose pursuant to Chapter 206 of Title 30-A because it represents a substantial contribution to the economic well-being of both the City and the region by providing jobs, contributing to property taxes, and diversifying the region's economic base.

B. The Projects

Development within the District will provide a revenue source for the City's economic development projects. The City intends to use TIF Revenues to further its overall plan to attract and retain businesses that want to take advantage of Portland's business-friendly location, while offering their employees a rich, dynamic, and high quality of life. This includes funding of Creative Portland Corporation, of which the City of Portland is the Corporator, of up to $100,000 annually, as well as City plans to invest in its public infrastructure in these investment focus areas:

- Sidewalk and Other Pedestrian Enhancements
- Streetscape
- Lighting
- Street Alignment
- Utilities
- Bicycle Improvements
- Public Transit
- Wayfinding
- Economic Development Department administrative costs and staff salaries, and prorated salaries of the City Manager and Planning and Urban Development Director

The District projects at this time are highlighted in Table 1 below:

TABLE 1

NOTE 1: All Citations refer to Title 30-A, Chapter 206, Section 5225

NOTE 2: While this Development Program lists particular projects, the Development Program shall not serve as an appropriation of TIF Revenues for any of these specific purposes, nor shall it commit the City to completing any particular project. The projects will only be undertaken following proper appropriation through the annual budget process and any other applicable required approvals.

Project	Statutory Citation	Estimated Cost
In District: Capital Infrastructure Investments, for example (in Downtown Plan pp. 5-6): - Sidewalk and Other Pedestrian Enhancements - Roadway Realignments/Paving - Intersection Redesigns - Bicycle Infrastructure - Stormwater Management, including water and sewer maintenance - Communications Infrastructure improvements/enhancements - Wayfinding - Public plaza intersection improvements	(1)(A)	$200K annually; $6 Million over life of District
In and out of District: New and Enhanced Transit Services, including operational costs, for	(1)(A) and (1)(C)(7)	$110K annually; $3.3 Million over life of District

example (in Downtown Plan p. 6): - Creation of a high frequency bus corridor on Congress Street with service at 15-minute intervals between the Portland Transportation Center (PTC) and Washington Avenue; - Enhancing Stevens Avenue-Allen Avenue- Congress Street corridor; - Corresponding costs for these enhancements, including transit operator salaries; transit vehicle fuel, and transit vehicle parts replacements. - Transit capital costs including transit vehicles and related equipment; bus shelters and other related structures; benches; signs, and other transit-related infrastructure.		
In and out of District: City Marketing and Promotion through Creative Portland Corporation (CPC), for example (Downtown Plan p. 6): - In District: Center for the Arts, including rental residential space; - In District: capital, financing, real property assembly and professional service costs; - In and out of District: CPC staffing, administrative and marketing expenses; revolving loan or investment fund.	(1)(A) and (1)(C)(1) and (2)	Up to $100K annually; $3 Million over life of District
In and out of District: Economic Dev. Dept. administrative costs and staff salaries at 100%, and prorated salaries of City Manager and Planning Urban Development Director (Downtown Plan p. 6)	(1)(A), (B), and (C)	$250K annually; $7.5 Million over life of District
In District: Small Public Capital Infrastructure and	(1)(A)	$100K

Equipment, for example (Downtown Plan pp. 6 and 7) - Parking meters - Vehicles for Public Services		
In District: Relocation of Displaced Persons (TIF Application, p. 6)	(1)(A)	Not budgeted/ anticipated at time of TIF application
In District: CEAs as Approved by City Council (TIF application p. 2)	(1)(A)	Unknown at time of TIF application
Total Estimate of TIF Revenue Expenditure over 30 year term:		**$19,900,000**

C. Strategic Growth and Development

This Development Program and the Downtown Plan meld various studies and plans for the District into one document, thereby promoting those studies and plans and making investments at the appropriate time. The studies and plans noted in the Downtown Plan represent a series of community initiatives, both completed and underway, or in planning process. The Development Program and Project List (Table 1) noted hereinabove represents the best thinking of City staff about current opportunities for realizing the City's longstanding, evolving vision for its Downtown.

D. Improvements to the Public Infrastructure

As further set forth in Table 1 hereinabove, the City may use certain TIF Revenues for sidewalk and other pedestrian improvements, roadway realignments/paving, intersection redesigns, bicycle infrastructure, stormwater management improvements (including water and sewer maintenance), communications infrastructure improvements/enhancements, wayfinding, and public plaza intersection improvements that are directly related and made necessary by development in the District.

E. Operational Components

1. Public Facilities

The City may use a portion of the TIF Revenues to fund certain projects approved within the District, outlined in Table 1 hereinabove.

2. Commercial Improvements Financed through the Development Program

At this time, no commercial improvements will be financed through the Development Program. The City may, in the future, reimburse a percentage of the TIF Revenues from any particular lot within the District to future developers through a credit enhancement agreement. Future credit enhancement agreements are authorized only if the City Council meets and holds a public hearing and votes to authorize, negotiate, and execute the credit enhancement agreement pursuant to City Council approved TIF Policy. Such credit enhancement agreements may provide a reimbursement of up to sixty-five percent (65%) of the TIF Revenue for up to twenty (20) years in the District, but limited to balance of the term of this District.

3. **Relocation of Displaced Persons**

It is not anticipated that any persons will be relocated; however, the City has provided that if, in the future, relocation of persons is necessary to accommodate future redevelopment within the District, the one-time relocation costs of such displaced persons can be paid for with TIF Revenues, exclusive of rent.

4. **Transportation Improvements**

The City may fund road/transportation improvements made necessary by the increased traffic to the District. Please see Table 1 hereinabove for more details.

5. **Environmental Controls**

The improvements made under this Development Program will meet or exceed all federal, state, and local environmental laws, regulations, and ordinances and will comply with all applicable land use requirements for the City.

6. **Plan of Operation**

During the term of the District, the City Manager or his designee will be responsible for all administrative matters within the purview of the City concerning the implementation and operation of the District.

III. Physical Description

The proposed 422-acre District is bounded by Washington Avenue to the east, State Street to the west, following the edges of the adjacent Bayside and Waterfront Capital Improvement TIF Districts to the north and south. The District encompasses the central business district of Portland and the abutting east and west ends of the District. In creating the District, the outlying residential areas of the Eastern and Western Promenades have been purposely excluded. The proposed District is shown on Exhibit C. The statutory threshold limits addressing the conditions for approval mandated by 30-A M.R.S.A. Section 5223(3) are set forth in Exhibit E.

IV. Financial Plan

A. Financial Characteristics

The collective original assessed value of the real property in the District is $968,136,850 as of March 31, 2014 (Tax Year April 1, 2013). Please see the Assessor's certificate of the original assessed value attached as Exhibit F. It is noted that Downtown TOD/TIF acreage and value calculations are exempt from State TIF law limits.

The City may capture up to 12% in year 1, and up to 22% in years 2 through 30, of the increased assessed value of the real property located within the District for the duration of the 30-year term of the District. Personal property tax value will not be captured within the District. The TIF Revenues so collected will fund and/or contribute to the funding of the approved projects, including each of the projects described on Table 1 hereinabove, which collectively increase the City's ability to stand out in a competitive marketplace as a dynamic municipality in which to grow a business. All assessed real property value captured in the District will be added to the general tax rolls at the end of the District's term. Please note that at any time during the term of the District, the municipality can vote to reduce the captured value percentage and instead deposit the tax revenues into the General Fund so long as the municipality does not receive the tax shift benefit associated with the tax revenues so deposited.

Upon each payment of real property taxes for property located inside the District, the City will deposit into a development program fund (the "Development Program Fund") the entirety of the property tax payments constituting TIF Revenues. The percentage of increased assessed value of real property within the District that will be captured shall be determined annually during the municipal budget process; however, the City may capture up to 12% in year one, and up to 22% in years 2 through 30, of the increased assessed value of real property as captured assessed value. The Development Program Fund is pledged to and charged with the payment of the project costs in the manner and in the order provided in 30-A M.R.S.A. Section 5227(3). The Development Program Fund will consist of a development sinking fund account (the "Sinking Fund Account") to the extent municipal bonded indebtedness is used to pay for projects costs, and a project cost account (the "Project Cost Account"). From the Development Program Fund, the City will deposit the TIF Revenues into the City's Sinking Fund Account and/or the Project Cost Account to be used to fund projects listed in Table 1 hereinabove. If future credit enhancement agreements are approved by the City Council, then a subaccount within the Project Cost Account shall be created for any payments required to be made by the City pursuant to such credit enhancement agreement, dedicated to each credit enhancement agreement.

Estimates of the increased assessed property values of the District, the anticipated TIF Revenues generated by the District, and the estimated tax shifts are shown in Exhibit D-1 and Exhibit D-2.

B. Costs and Sources of Revenues

The current and future developers owning or leasing properties located within the Districted are intended to pay for and/or finance all private improvements located in the District through private sources. Table 1 hereinabove provides estimated costs of the municipal projects costs to be undertaken with TIF Revenues.

C. Indebtedness

The City reserves the option to fund the project costs through public indebtedness.

V. Statutory Requirements and Thresholds

The statutory requirements and thresholds for approval required by Section 5223(3) of the TIF Statute are set forth in Exhibit E.

VI. Municipal Approvals

A. Notice of Public Hearing

Attached as Exhibit G hereto is a copy of the Notice of Public Hearing regarding adoption of the Development Program for the District, published in the *Portland Press Herald,* a newspaper of general circulation in the City, on January 20, 2015, a date at least ten (10) days prior to the public hearing. The public hearing on the Development Program was held on February 2, 2015, in accordance with the requirements of 30-A M.R.S.A. Section 5226(1).

B. Minutes of Public Hearing Held by City Council

Attached as Exhibit H hereto is a certified copy of the minutes of the public hearing held on February 2, 2015, at which time this Development Program was discussed by the public.

C. Authorizing Votes

Attached as Exhibit I hereto is an attested copy of the City of Portland Order approving this Development Program, which includes the City of Portland Downtown Revitalization Investment Plan, with the results of the voted noted on this Order duly called and held on February 2, 2015.

CITY OF PORTLAND DOWNTOWN REVITALIZATION

INVESTMENT PLAN

January 2015

Table of Contents

INTRODUCTION

Downtown Portland contains a vibrant concentration of services, arts, civic and religious institutions, entertainment and commercial venues. As Maine's largest city, Portland's downtown is vitally important not only to its residents and visitors, but as a regional economic and cultural hub. Portland is constantly evolving and adapting to new realities, making every effort to plan for a healthy, sustainable, economically resilient and innovative downtown to engage residents and visitors alike. The range of public infrastructure improvements planned for Portland's downtown seeks to cultivate an environment that encourages reciprocal private improvements, and proactively plans for Portland's downtown infrastructure to become a catalyst for private investment that positively affects Portland's tax base, quality of life, cultural and business climate.

The Downtown Revitalization Investment Plan summarizes the myriad policy goals and slated projects targeted towards improving the built environment of Portland's downtown in the area of the peninsula encompassed by the Downtown Transit Oriented Development (TOD) TIF (Figure 1). In any given year, Portland is involved in a host of planning and public engagement initiatives focused on its downtown. These initiatives are carried out across multiple departments, including Planning and Urban Development, Economic Development, and Public Services, and in conjunction with regional and state agencies. There are consequently many planning documents pertaining to the many facets of Portland's downtown, representing years of research, analysis, public involvement, and dedicated Board, Committee and staff efforts. It is anticipated that portions of the Downtown TOD TIF revenues will also be used to improve bus service on the Congress Street corridor, and as well in funding of vehicles, bus shelters, and other transit-related capital investments. This document does not seek to replicate or summarize these many initiatives, but to provide a synopsis of what is needed to fulfill those goals.

DOWNTOWN TIF GEOGRAPHY

The Downtown TOD TIF, at approximately 410 acres, is bounded to Washington Avenue to the east, State Street to the west, following the edges of the adjacent Bayside TIF District (with proposed expanded boundaries currently under review with the Maine Department of Economic and Community Development) to the north and Waterfront Capital Improvement district to the south (Figure 1, Appendix 1). This area includes the historic downtown, as well as adjacent, contiguous areas of non-residential and mixed-use economic activity, including the burgeoning artisanal food production and associated businesses and the eclectic commercial land uses of Washington Avenue to the east, and a concentration of institutional and small scale commercial uses interspersed with the interspersed with the neighborhoods to the west.

Figure 1, Portland TIF Districts – Downtown TOD TIF in tan

PLAN PURPOSE

This Plan outlines the various categories of infrastructure investments needed to support a successful urban environment, consolidating recommended infrastructure-related investments from the existing Comprehensive Plan, ongoing maintenance, scheduled investments, and current policy initiatives. In the context of downtown redevelopment and this study, the term "infrastructure" is used to mean the services and capital investments required to support a successful urban environment.

This Downtown Revitalization Investment Plan is a snapshot of current projects and categories of investment, but meeting the infrastructure needs of Portland's downtown is a dynamic process that will be updated locally on an annual basis or as needed. Though the specific projects prioritized and undertaken from year to year will change, categories of investment for the purpose of eligible uses of the Downtown TOD TIF will remain consistent. Actual project selections and prioritizations for funding will continue to be made on an annual basis during the budget and Capital Improvements Plan (CIP) process. The full list of Portland's requested Capital Improvement Plan investments for FY 2015 - 2019 is included as Appendix 2. The CIP is the document that presents the City's capital needs in the current year and plans for capital needs in future years. As a five year plan that is annually updated, the CIP is a dynamic planning document.

DOWNTOWN INVESTMENT FOCUS AREAS

The planning initiatives and policy documents listed below, as well as the annual budgeting process, include a robust and transparent public process, as well as extensive citizen engagement. The investment areas identified below are an outgrowth of the many planning initiatives (see **Current Planning Initiatives** below) recommended in the City's Comprehensive Plan, comprised of numerous adopted, site specific and topic specific documents (see **Related Plans and Documents** below). These focus areas encapsulate work underway and anticipated, whether slated capital improvements or ongoing maintenance of the existing, downtown public realm. A list of recommended Capital Improvement Plan investments for FY 2015 - 2019 is included as *Appendix 2*, and a list of Transportation Strategic Initiatives for 2014-2019 is included as *Appendix 4,* as supporting documentation of current anticipated costs, in addition to the specified investments itemized below.

Capital Infrastructure Investments
Portland's Downtown TOD TIF area has immediate ongoing capital infrastructure investment needs, both arising from recent planning recommendations for physical improvements, and for ongoing maintenance of the built environment. These capital infrastructure investments are critical to a safe, functional, healthy, and beautiful downtown. Capital investments categories include sidewalk and related pedestrian enhancements, including maintenance of existing sidewalks, redesign, and expansion; streetscape elements, such as street furniture and public art; street and decorative lighting; roadway realignments that result from change in traffic direction, redesign of intersections, additions of bicycle infrastructure, expansion of sidewalks, or other physical improvements implemented to foster safe and effective transit mobility; stormwater management, including controlling of both surface water quality and quantity. In addition to maintaining existing stormwater systems, new investments in downtown present opportunities to improve stormwater treatment in the form of green infrastructure, pervious surfaces, and expanding capacity of traditional treatment measures, and major infrastructure investments towards complying with Clean Water Act requirements; utilities, including public water and sewer maintenance; bicycle infrastructure, including storage, signage, parking, lanes, cycle tracks, sharrows, and other on-road dedicated space; communications infrastructure, including investments in high speed fiber optic networks, or other developing technologies needed to support a competitive local economy; wayfinding for the travelling public. A recent wayfinding study remains unimplemented, but promises to provide an aesthetically cohesive, consistent information path on-peninsula. Though peninsula-wide, the greatest concentration of signage would be installed in the downtown TIF area.

Select, specific examples of major capital infrastructure investments include City local match share for state roads which could include State, High, Spring, and Franklin Streets, Congress Square and plaza intersection improvements, along with City debt service to cover the costs of downtown paving and sidewalk rehabilitation. City Council approved FY 2015 CIP includes the following project investments:

- Franklin Street Paving (Middle to Fox): $125,000

- Spring/Temple/Union Street Intersection (MPO ineligible costs): $200,000
- Paving Rehabilitation: $1,750,000*
- Sidewalk Rehabilitation: $700,0000 *[1]

New Transit Services

In conjunction with METRO (Greater Portland Transit District), the City has undertaken the HUB Link Study, underway as of Fall 2014 and described in greater detail under Current Planning Initiatives, below, to create a phased operational plan for improved transit services linking established Portland transportation hubs.

It is anticipated that portions of Downtown TOD TIF revenues will be used to assist METRO to create a new and enhanced high frequency corridor on Congress Street with bus services at 15-minute intervals between the Portland Transportation Center (PTC) area and Washington Avenue. This includes improvements to its Route 3 Corridor (Stevens Avenue-Allen Avenue-Congress Street); its Route 6 Corridor (Washington Avenue-Congress Street); and its Route 1 Corridor (Congress Street). Downtown TOD TIF revenues would assist in funding transit vehicles; bus shelters; transit operator salaries, transit vehicle fuel, and transit vehicles parts replacement.

Beyond these immediate projects, the City has made a long term commitment to improve and expand public transit wherever feasible.

City Marketing and Promotion through Creative Portland Corporation

Portland's Arts District is a critical factor in the quality of Portland's downtown urban environment, its community life and its economic life. It seeks to support the continued presence of artists, art institutions and events, and to promote the establishments and growth of creative enterprises that are drawn to Portland's downtown by the City's quality of life and the presence of a lively arts culture. The Arts District and its 1996 Plan is centered on the downtown portion of Congress Street. Maintaining a supportive environment for the Arts District requires ongoing physical and operational investments to keep it a compelling, accessible destination.

In May 2006, the City held the "Creative Economy Summit" which brought together over 200 creative stakeholders of artists, cultural organizations, and creative enterprises in an all day session to plan for the growth and development of Portland's creative economy, which in turn would improve and broaden the tax base. Following the Summit, the Portland City Council established the *Creative Economy Steering Committee* to consider and expand upon the recommendations from the Summit. This resulted in the City Council accepting the Report of the Creative Economy Steering Committee in October 2008, with recommendations for the formation of the Creative Portland Corporation funded by the creation of a creative economy and arts TIF District. In November 2008, the City Council established the Creative Portland Development and Arts Tax Increment Financing District to support the Creative Portland Corporation.

With this Downtown TOD TIF, the City Council reduced and renamed the Arts TIF District to the Baxter Library TIF District, to include only that property at 619 Congress Street as it has an Credit

---

[1] *It is estimated that $1 million of the paving and sidewalk investment will be located within the proposed Downtown TIF District.**

Enhancement Agreement expiring FY2018-2019. At the same time, the City Council also made provisions in the Downtown TOD TIF to continue its funding support of the Creative Portland Corporation, up to $100,000 annually. Downtown TOD TIF revenues for Creative Portland Corporation include: (a) Center for the Arts, including rental residential space; (b) capital, financing, real property assembly and professional service costs; (c) staffing, administrative and marketing expenses; and (d) revolving loan or investment fund.

Funding of Economic Development Staff

It is proposed that a prorated portion of the City Manager and Planning Director's annual salaries be funded through Downtown TOD TIF revenue. Additionally, 100% of the Economic Development Department staff salaries could be funded from the Downtown TOD TIF District or, alternately, other existing City Council approved TIF districts.

Small Public Capital Infrastructure and Equipment

It is anticipated that there will be recurring, smaller capital items that would warrant investment of TIF revenue. Examples of recent expenditures that could qualify for TIF funds are parking meter replacement ($175,000) and Department of Public Services Tractor Replacement ($135,000).

Current Planning Initiatives

Below is a list of current, major planning initiatives underway, each of which will result in recommended improvements and attendant infrastructure investments. A listing of current planning projects and other City initiatives with corresponding investment areas is attached as Appendix 3, TIF Development Program.

Congress Street Bus Priority Corridor

The 2012, the City of Portland with GPCOG and PACTS, carried out a FTA-funded study to consider a portion of Congress Street as a "Bus Priority Corridor." The Congress Street Bus Priority Corridor concept was recommended by the 2009 Peninsula Transit Study, an approved component of the City's Comprehensive Plan. The final recommendations of this report are focused on a set of infrastructure improvements to the Congress Street corridor within the study area, specifically including the following: traffic signal removal and pedestrian crossing enhancements; traffic signal coordination and modification between State and Pearl Streets; Signage improvements, including mast arm installations; consolidated and improved bus stops between State and Franklin Streets with new

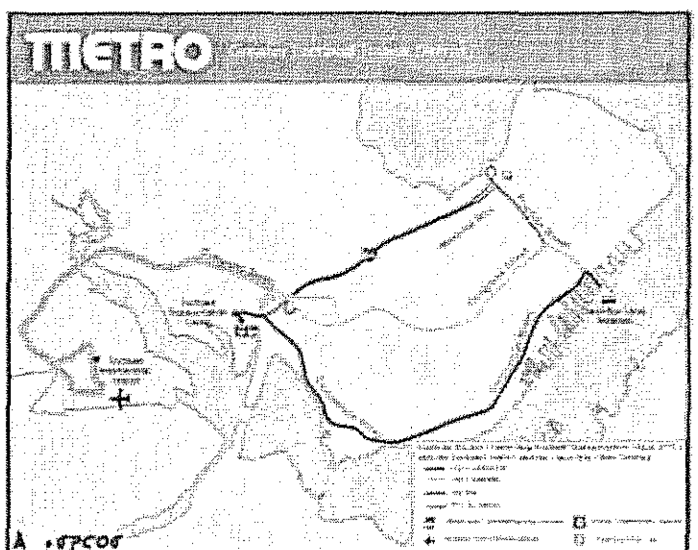


Figure 2, Hub Link Study Route Scenarios shelters at key locations; and revised curb lines and pavement markings. The study area extends along Congress Street from Franklin Street to State Street.

Congress Square Redesign

On August 2, 2013, the City of Portland launched a visioning process for the redesign of Congress Square. The goal of this process is to create a shared vision for Congress Square as an urban open space and focuses on the activities and uses that might happen throughout the spaces within the square. Congress Square includes the intersection of High and Congress Streets, Congress Square Plaza, the public spaces in front of the Portland Museum of Art and the H. H. Hay building, and surrounding sidewalks and traffic islands.

Portland Transportation Hub Link Study

The City of Portland, in conjunction with PACTS, METRO, and the GPCOG is seeking to create a phased operational plan for improved transit services linking established Portland transportation hubs. It calls for feasibility analysis of several major route alternatives, each with downtown route and stop implications.

India Street Sustainable Neighborhood Plan

The purpose of the India Street Sustainable Neighborhood Plan is to create a policy and infrastructure masterplan to guide land use, capital investments, and strategic initiatives through the next phase of the area's development as a *downtown adjacent* neighborhood. Planning for this area is ongoing, with streetscape, green infrastructure and utility recommendations emerging.

Street - Free Street Area Streetscape Plan

Spring Street is at the center of the Portland Downtown District and acts as a critical transportation and development corridor between Franklin Arterial and High Street – linking the Old Port with the Arts District and the East End with the West End. The connective nature of this area means it is of great importance to the functionality and amicability of Portland. It is also home of the Cumberland County Civic Center, Portland Museum of Art, the University of Maine Health, as well as numerous businesses that supply vibrancy to Portland's Downtown District. The physical characteristics of this stretch of Spring Street are more suitable to suburban arterial roads, and create a streetscape that is out of character with the surrounding city, and that does not function ideally for all users and multiple modes of travel.

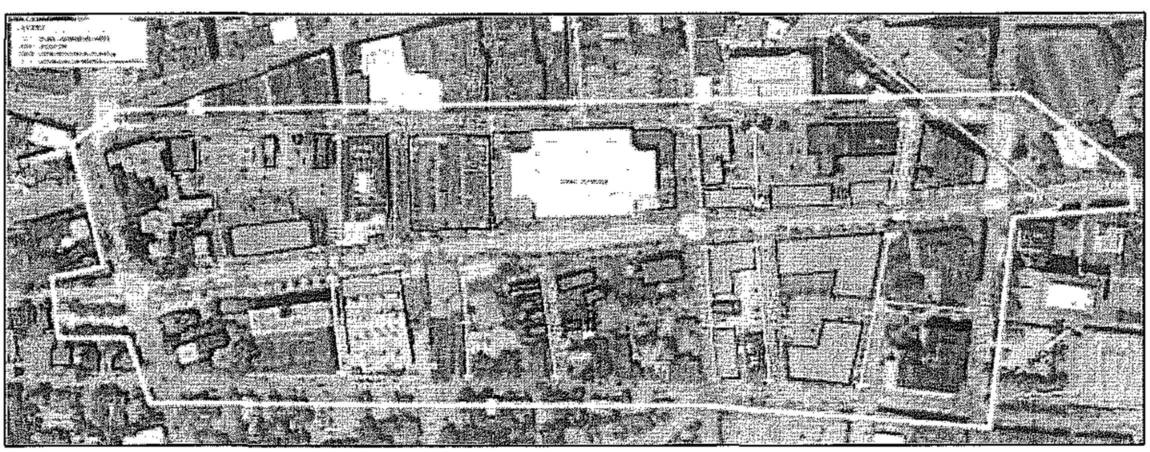


Figure 3, Spring Street - Free Street Study Area

This project seeks to reintegrate Spring Street into the fabric of the city by transforming it into a complete street that better connects with the districts around it, that enhances the character of the area, and that allows for future development aimed to encourage economic value and livability.

Franklin Street Corridor Feasibility Study

Starting as a citizen-led planning effort, the Reclaiming Franklin Street study developed three concept level plans for transitioning Franklin Street from an Urban Renewal era highway into a multimodal urban mixed use corridor. The concepts retained the arterial function of the street, but add cross street connectivity, bicycle and pedestrian infrastructure, and improved access to adjacent properties in a less land consumptive right of way. Since these initial efforts, the City has partnered with PACTS and MaineDOT to establish a preferred alternative for design from the concept drawings. This effort is currently underway.

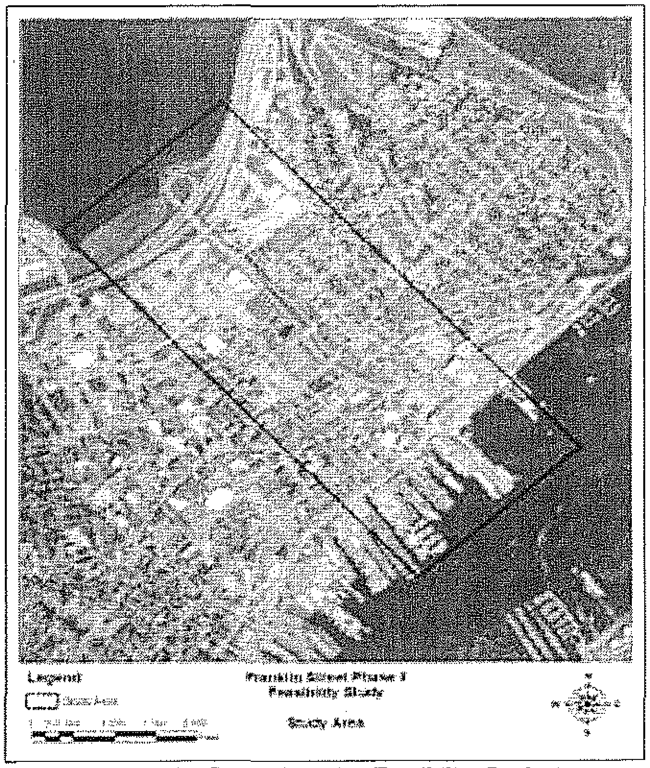


Figure 4, Franklin Street Corridor Feasibility Study Area

State and High Streets Two Way Conversion Study

This study was funded by the City for the purpose of improving transportation in a portion of the city core. A large proportion of the infrastructure within this area is in need of an upgrade, so before making any financial investment, the study will assess what kind of changes could make the area more functional for all transportation modes – pedestrians, bicycles, transit and other vehicles.

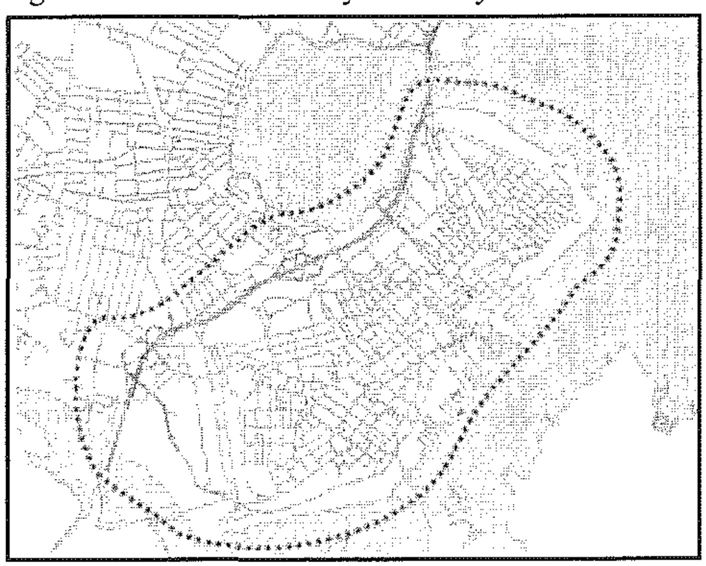


Figure 5, Portland Peninsula Wayfinding Study Area

Portland Peninsula Vehicular Wayfinding Plan (2013)

In 2013 the City completed, in conjunction with Portland Area Comprehensive Transportation System (PACTS), a Portland Peninsula Vehicular Wayfinding Plan that has not yet been implemented. The intent of the vehicular wayfinding sign program is to provide a consistent and repetitive information path for the traveling public on-peninsula and toward major destinations off-Peninsula. In addition to wayfinding signage for motorized vehicles, the plan also examines and makes recommendations for bicyclist and pedestrian wayfinding where it benefits the most existing and future users.

Related Plans and Documents

The following is a listing of policy documents with significant downtown infrastructure implications for some or all of the Focus Areas above. These elements of Portland's Comprehensive Plan comprise, in sum, a multifaceted downtown plan.

Comprehensive Plan Elements

Downtown Vision (1991)
The 1991 Downtown Vision set a framework for downtown, including recommendations for parking, open space, lighting, economic development and the arts. Some of it has been implemented, some superseded by subsequent studies, but it remains broad in its reach for what a thriving downtown requires.
http://www.portlandmaine.gov/DocumentCenter/Home/View/3376 *and*
http://www.portlandmaine.gov/DocumentCenter/Home/View/3375

A Plan for Portland's Arts District (1995)
This Plan's goal was to implement art-related portions of the Downtown Vision Plan, to make recommendations on how to best support development of Portland's arts economy, and to guide the planning process for what was then Portland's emerging downtown arts district. It is inseparable from the overall needs of downtown, emphasizing the importance of pedestrian connections, parking and transit strategy, a downtown Arts District designation, and the importance of the economic health of arts institutions and the role of the arts in the downtown economy.
http://www.portlandmaine.gov/DocumentCenter/Home/View/3367

Portland Downtown Traffic & Streetscape Study (1999)
The project study area is focused on Congress Street between State Street and Franklin Street, and makes recommendations regarding on-street parking, crafting a pedestrian-friendly streetscape that includes sidewalks, intersections, public parks and plazas, street trees, street furniture and bicycle parking, among others.
http://www.portlandmaine.gov/DocumentCenter/Home/View/3371

Portland's Comprehensive Plan Volume 1 & 2 (2002 & 2005)
These two volumes are the overarching documents that broadly address policy goals as well as inventory and analysis of existing conditions. They touch on many long term infrastructure needs of the city, including transportation, economic development, population and housing, and other areas critical to planning to accommodate future growth. These two volumes remain valuable, foundational documents that support the more in depth policy documents adopted by reference as part of the Comprehensive Plan.
http://www.portlandmaine.gov/DocumentCenter/Home/View/2959 *and*
http://www.portlandmaine.gov/DocumentCenter/Home/View/2960

City of Portland Wayfinding System Study (2008)
The Portland Wayfinding System Plan created a set of criteria and graphic conventions for vehicular and pedestrian wayfinding city-wide. The Plan additionally established wayfinding districts and pedestrian signage for the Old Port, Government, Waterfront and Arts Districts. Pedestrian signage for these districts has been installed. In 2013 the City completed, in conjunction with Portland Area Comprehensive Transportation System (PACTS), a Portland Peninsula Vehicular Wayfinding Plan, including bicycle wayfinding, that has not yet been implemented.
http://www.portlandmaine.gov/DocumentCenter/Home/View/3384

Connecting Libbytown Trail Plan (2009)
The Connecting Libbytown plan envisions improved pedestrian and bicycle linkage between the Fore River Parkway and the Portland Transportation Center to Deering Oaks and the planned extension of the Bayside Trail. In addition to providing quality of life amenities for the Libbytown neighborhood, the plan's implementation will close gaps in completing a circapeninsular trail network. Though Libbytown itself is not in the TIF, the connections this plan identifies overlap with the Downtown TIF boundaries.
http://www.portlandmaine.gov/DocumentCenter/Home/View/3372

Portland Peninsula Transit Study (2008)
The Peninsula Transit Study was approved in 2009 with the expressed goal of reducing the number of single occupancy vehicle trips to and from the Portland Peninsula. Using an integrated approach of policy, land use, and infrastructure innovations, the Transit Study includes an action plan for phased implementation.
http://www.portlandmaine.gov/DocumentCenter/Home/View/3383

Pedestrian and Bicycle Chapter of the City of Portland Comprehensive Plan (2012) This most recent addition to Portland's Comprehensive Plan includes a map of planned citywide bike routes, standards for streets and sidewalks, recommended intersection and sidewalk improvements and a prioritized list of infrastructure improvements, in addition to performance standards and bike/ped education and promotion proposals.
http://www.portlandmaine.gov/DocumentCenter/Home/View/3382

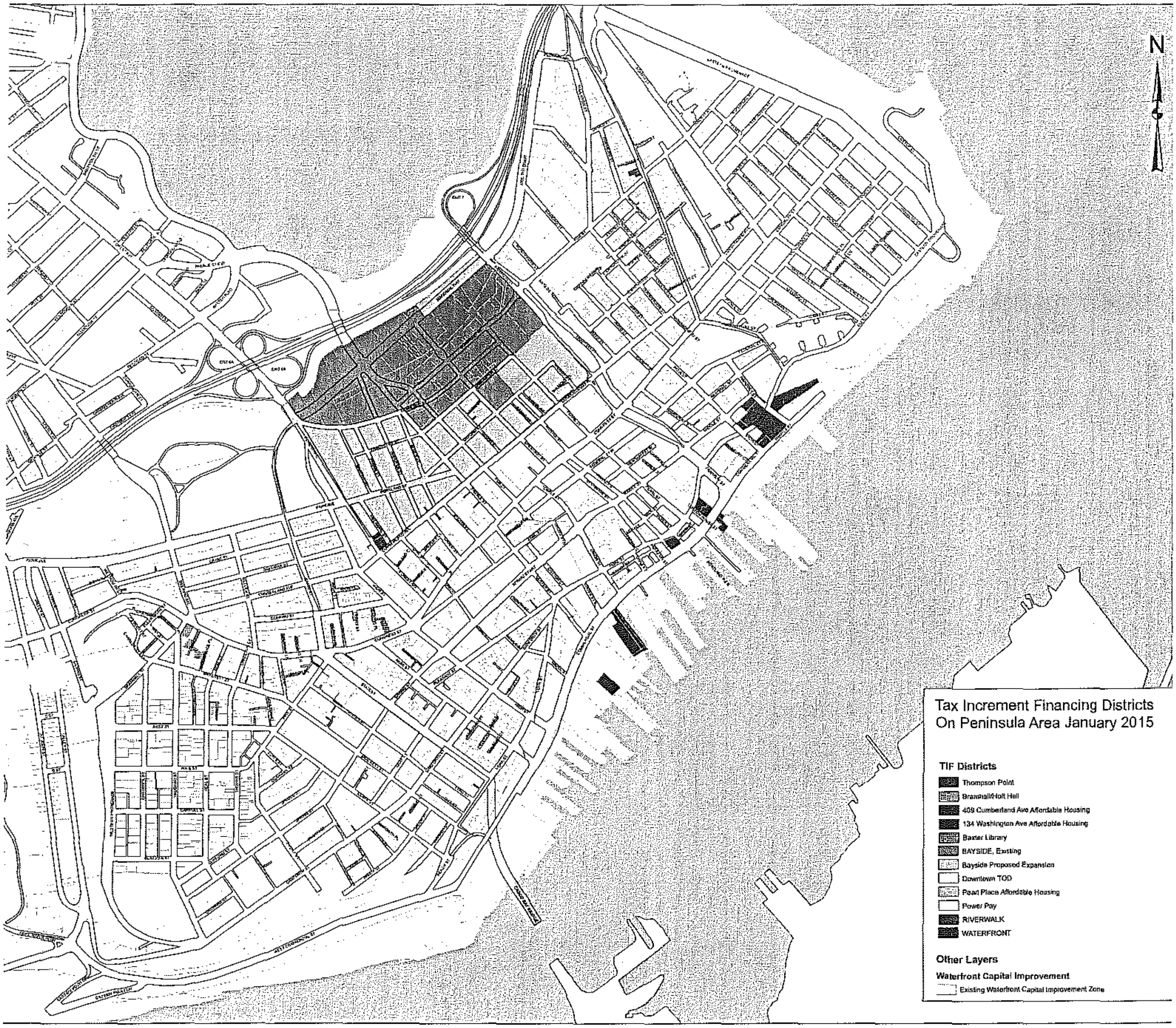
APPENDICES

APPENDIX 1, Portland Tax Increment Finance Districts Map

APPENDIX 2, Capital Improvements Plan, FY 2015-2019 (excerpt)

APPENDIX 3, TIF Development Program

APPENDIX 4, Transportation Strategic Initiatives 2014-2019 Map


N
Tax Increment Financing Districts
On Peninsula Area January 2015
TIF Districts
Thompson Point
Bramhall/Holt Hall
409 Cumberland Ave Affordable Housing
134 Washington Ave Affordable Housing
Baxter Library
BAYSIDE, Existing
Bayside Proposed Expansion
Downtown TOD
Pearl Place Affordable Housing
Power Pay
RIVERWALK
WATERFRONT
Other Layers
Waterfront Capital Improvement
Existing Waterfront Capital Improvement Zone

ꞌJECTS - GENERAL FUND

	-ID-	2015	2016	2017	2018	2019
Island	152408	30,000	-	-	-	-
nt	152495	50,000	-	-	-	-
	152324	200,000	-	-	-	-
ımps at Reiche Pool	141370	30,000	-	-	-	-
›of Replacement	152240	210,000	-	-	-	-
	141329	215,000	-	-	-	-
ʾeaks Island	152496	-	28,400	-	-	-
t	152238	-	85,000	-	-	-
·ms at all Fire Stations	152415	-	600,000	-	-	-
Station	141541	-	50,000	-	-	-
	141542	-	150,000	-	-	-
lall	141340	-	100,000	-	-	-
ı Center I Replacement	141580	-	80,000	-	-	-
Stretcher Replacement	152545	25,000	-	-	-	-
Hill Fire Station Repaving	141135	-	20,000	-	-	-
	141363	-	100,000	-	-	-
tion Building	141331	160,000	-	-	-	-
ınd Maintenance Facility	141029	-	1,120,000	10,950,000	-	-
oa ʾhase II	141454	500,000	-	-	-	-
ınd Station Replacement	152374	60,000	-	-	-	-
ꞌoors & Controls Replacement	152394	15,000	-	-	-	-
nt System at Riverton Pool	141356	50,000	-	-	-	-
er 1 Replacement	141465	-	272,000	-	-	-
Gas Main Connection from Westbrook Street	152411	162,000	-	-	-	-
	141341	200,000	-	-	-	-
ꟷire Station Repaving	141137	-	20,000	-	-	-
sion	152552	-	15,000	-	-	-
I Fire Station Repaving	141136	-	20,000	-	-	-
ing	141336	-	260,000	-	-	-

	-ID-	2015	2016	2017	2018	2019
:io ilding Renovation	152325	50,000	-	-	-	-
	152428	-	-	2,000,000	-	-
ation	141130	-	-	90,000	-	-
	152549	-	-	-	25,000	-
ity Center	141351	-	-	35,000	-	-
Public Safety	141350	-	-	250,000	-	-
ummings Center	141325	-	-	190,000	-	-
Parking Garage	141290	-	-	650,000	-	-
'arking Garage	141282	-	1,100,000	-	-	-
)emolition and Replacement	141343	-	-	-	250,000	-
	141346	-	225,000	225,000	-	-
rill Auditorium	141344	-	-	330,000	-	-
ment	141474	70,108	-	-	-	-
Replacement at Merrill Auditorium	152251	80,000	-	-	-	-
ise	152547	-	15,000	-	-	-
Expansion	141473	-	-	10,500	-	-
at Spring St Garage	141427	-	-	-	250,000	-
at Temple Street Parking Garage	141287	-	310,000	-	-	-
; at Elm Street Garage	152519	-	-	-	-	475,000
enter 2 Replacement	141467	-	40,000	-	-	-
eplacement	152548	-	-	45,000	-	-
	152237	30,000	200,000	-	-	-
/	141076	-	-	750,000	-	-
ion Building	141330	150,000	150,000	-	-	-
rtland St	141373	-	-	-	50,000	-
	141338	-	1,500,000	-	-	-
ol	141365	-	150,000	-	-	-
)adway Paving	141464	174,397	-	-	-	-
ll Auditorium	152253	-	-	1	-	-
	152397	-	15,000	-	-	-
e and Exposition Building	141375	-	150,000	-	-	-
≥t Garage	141294	-	-	200,000	-	-

ɪJECTS - GENERAL FUND

	-ID-	2015	2016	2017	2018	2019
ɪce Rooms at Exposition Building	141337	-	20,000	-	-	-
		2,461,505	**6,795,400**	**15,725,501**	**575,000**	**475,000**
ibrary	152571	125,000	-	-	-	-
	152568	65,000	60,000	50,000	50,000	50,000
	152570	-	20,000	-	-	-
	152569	-	15,000	-	-	-
		190,000	**95,000**	**50,000**	**50,000**	**50,000**
hale Wall Gabions	152239	225,000	-	-	-	-
: Landing	141722	20,000	200,000	-	-	-
	141773	450,000	125,000	-	-	-
	141790	270,000	-	-	-	-
tland Ocean Terminal	152257	-	75,000	-	-	-
ɪe State Pier	141789	100,000	-	-	-	-
Terminal	141786	-	-	-	80,000	-
elocation	141764	-	1,500,000	-	-	-
ninal	141775	280,000	-	-	-	-
; - d Sewer	141369	-	-	50,000	-	-
tion	152328	30,000	350,000	-	-	-
ɪy Pier	141788	-	500,000	500,000	-	-
		1,375,000	**2,750,000**	**550,000**	**80,000**	**-**
School	141613	500,000	-	-	-	-
nsion	141631	305,000	-	-	-	-
; High School	141791	100,000	-	-	-	-
ments		1,602,444	7,890,215	25,806,445	5,446,250	-
n-Moore School	141624	-	280,000	-	-	-
chool	141629	-	500,000	-	-	-

ıJECTS - GENERAL FUND

	-ID-	2015	2016	2017	2018	2019
›l	141616	-	250,000	250,000	250,000	-
yman Moore School	141606	70,000	-	-	-	-
ıcoln School	152322	-	-	-	-	100,000
;chool	141660	-	-	-	-	250,000
ıchool	141659	-	-	-	-	250,000
›ol	152469	-	-	-	-	200,000
ent at Portland High School	152267	-	-	-	-	100,000
g High School	152266	-	100,000	-	-	-
ıool	141669	-	-	150,000	-	-
ıne System at King Middle School	141643	-	250,000	-	-	-
:hool	141621	-	500,000	-	-	-
ks Island School	141617	-	250,000	-	-	-
;h School	141619	-	200,000	-	-	-
: Lincoln School	152321	-	-	-	250,000	-
gh School	152320	-	-	140,000	-	-
	141603	-	-	-	-	60,000
ın Moore Middle School	141656	-	-	-	-	850,000
ı	141649	20,000	180,000	-	-	-
Portland High School	152303	-	-	350,000	-	-
	141628	-	-	-	-	200,000
ch	141663	-	-	-	-	150,000
:hool	141614	-	70,000	-	-	-
›ol	141664	-	-	-	-	80,000
ıool	141618	-	250,000	-	-	-
ool	141662	-	-	-	-	150,000
:hool	141615	-	750,000	-	-	-
uses	141604	500,000	500,000	-	-	-
ıg High School	141620	-	-	-	-	250,000
	141638	-	-	-	-	50,000
		3,097,444	**11,970,215**	**26,696,445**	**5,946,250**	**2,690,000**
		7,123,949	21,610,615	43,021,946	6,651,250	3,215,000

JECTS - GENERAL FUND

	-ID-	2015	2016	2017	2018	2019
Evergreen Cemetery	152392	14,000	-	-	-	-
Paving	152350	35,000	-	-	-	-
ir Wall Along Stevens Avenue - Phase II	141723	70,000	-	-	-	-
;	141769	2,250,000	-	-	-	-
Phase I	152445		568,640	1,000,000	-	-
air	141745	235,000	-	-	-	-
sion	141710	250,000	-	-	-	-
	152449	110,000	-	-	-	-
	141724	224,000	-	-	-	-
provements - prior CDBG Request	141752	100,000	-	-	-	-
ng Oaks	152323	300,000	-	-	-	-
/ays	141714	51,000	-	-	-	-
tation	152201	261,000	500,000	-	-	-
; Wall Repair Along Federal Street	141768	935,000	-	-	-	-
ving	152349	41,000	-	-	-	-
		4,876,000	**1,068,640**	**1,000,000**	**-**	**-**
A" - ienity and Field Upgrades	152490	400,000	-	-	-	-
l Splashpad	141345	50,000	-	-	-	-
	141334	190,000	-	-	-	-
	141747	225,000	200,000	-	-	-
lex	141347	-	275,000	-	-	-
ool	141359	-	250,000	-	-	-
hool	141355	75,000	-	-	-	-
	141332	-	80,000	-	-	-
Stadium	152244	40,000	150,000	-	-	-
	152491	100,000	100,000	100,000	100,000	100,000
d	141333	-	60,000	-	-	-

	-ID-	2015	2016	2017	2018	2019
ayson Park	141362	-	-	-	250,000	-
ton School	141360	-	-	-	275,000	-
	141349	-	-	150,000	-	-
:hool	141353	-	-	-	150,000	-
igh School	141358	-	-	120,000	-	-
ıt Deering Oaks Baseball Field	141357	-	-	350,000	-	-
ering Oaks Park	141361	-	-	-	-	350,000
	152355	45,000	-	-	-	-
ayson Park	141354	-	100,000	-	-	-
ן	152518	-	450,000	-	200,000	-
ndscaping	152360	-	-	-	75,000	-
th Concessions Located on Course	152357	-	100,000	-	-	-
		1,125,000	**1,765,000**	**720,000**	**1,050,000**	**450,000**
		6,001,000	2,833,640	1,720,000	1,050,000	450,000
ge	152551	490,000	-	-	-	-
		490,000	**-**	**-**	**-**	**-**
ibles	141009	1,000,000	1,000,000	1,000,000	1,000,000	-
		1,000,000	**1,000,000**	**1,000,000**	**1,000,000**	**-**
		1,490,000	1,000,000	1,000,000	1,000,000	-
ranklin St (Middle St to Fox St) -	152385	125,000	-	-	-	-

JECTS - GENERAL FUND

	-ID-	2015	2016	2017	2018	2019
ltip.. Locations) - Local Share +	141011	487,000	1,000,000	-	1,080,000	-
nagement Systems - Traffic Signals	141740	167,000	168,500	100,000	100,000	100,000
lternate Route 1 Commercial St and High St ineligibles/system upgrades	152353	901,500	-	-	-	-
/Middle/Spring Intersection Traffic and m upgrades)	141026	1,250,000	1,750,000	-	-	-
n Category - Brighton-Deering-Falmouth	141765	-	445,000	-	-	-
ild Category	152427	-	1,125,000	-	-	-
y - Local Share	141757	-	341,250	-	250,000	-
iverside St (Brighton Av to Home Depot upgrades	152406	-	150,000	-	-	-
Category - Commercial at High	152426	-	62,750	-	-	-
Varren Av (Westbrook line to #450 Warren ides	152395	-	90,000	-	-	-
st Greenway Trail	141781	-	500,000	500,000	-	-
		2,930,500	**5,632,500**	**600,000**	**1,430,000**	**100,000**
abilitation	141013	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
essibility	141030	850,000	850,000	850,000	850,000	850,000
its · est/State/Marginal/High Intersection	141025	400,000	200,000	200,000	200,000	200,000
ion & Streetscape	141739	200,000	2,758,000	-	-	-
	152377	400,000	-	-	-	-
Pedestrian Improvements	151947	100,000	-	-	-	-
ity Program (Multiple Projects) - Local Match	141705	-	161,000	-	175,000	-
rom Elm Street to Forest Avenue	141453	-	325,000	1,325,000	-	-
	152574	-	500,000	4,500,000	-	-
oy St	141015	1,081,000	-	-	-	-
er St	141016	1,005,000	-	-	-	-

ɪJECTS - GENERAL FUND

	-ID-	2015	2016	2017	2018	2019
ıy Traffic Conversion	141703	600,000	2,400,000	2,000,000	-	-
ıtfort St	141021	-	739,000	-	-	-
ding Entrance	152247	80,000	-	-	-	-
ail from Beach Street to Harborview Park	152416	171,050	-	-	-	-
ıstruction on Moody St and Wilson St	152383	1,100,000	-	-	-	-
ı Plum Street Alley	14912	88,000	-	-	-	-
ɔn & ADA Curb Accessibility	141072	250,000	-	-	-	-
dford St	141012	-	990,000	-	-	-
:destrian Signals	152423	110,000	-	-	-	-
ıing St	141020	1,088,000	-	-	-	-
: Ave	141008	-	-	-	1,276,000	-
St	141019	-	-	1,002,000	-	-
side Industrial Parkway	141017	-	-	-	-	3,773,000
ld St	141751	-	-	-	128,000	-
ɔvements at Oakdale St and Falmouth St	152413	66,000	-	-	-	-
ʳsection and Streetcape	141040	20,000	150,000	-	-	-
el St	141018	-	-	1,032,000	-	-
etscape Improvements	141027	604,000	1,247,000	151,000	322,000	399,000
ge St	141014	-	275,000	-	-	-
nd Sidewalks to West Commercial Trail	141039	-	35,000	-	-	-
ro ıents to Bramhall Street at Chadwick St	152407	49,000	45,000	-	-	-
walk	152254	-	1	-	-	-
		12,262,050	**14,675,001**	**15,060,000**	**6,951,000**	**9,222,000**

ements (Woodford's Corner)	141708	400,000	400,000	400,000	400,000	400,000
; (Preble St and Elm St)	141023	230,000	200,000	200,000	200,000	200,000
am	141682	390,000	-	-	-	-
ʳeet	141422	43,500	-	-	-	-
al Street	141420	50,000	285,890	-	-	-
		1,113,500	**885,890**	**600,000**	**600,000**	**600,000**

	-ID-	2015	2016	2017	2018	2019
		16,306,050	21,193,391	16,260,000	8,981,000	9,922,000
	152373	130,000	-	-	-	-
	152572	60,000	-	-	-	-
it Spring Street and Elm Street Garages	141291	30,000	-	-	-	-
it	141283	175,000	253,750	355,100	-	-
	152424	15,000	-	-	-	-
Redundancy Upgrade	141596	65,000	65,000	75,000	55,000	-
ent	141640	1,450,000	1,500,000	-	-	-
	141285	75,000	-	-	-	-
lacement	141539	9,000,000	-	-	-	-
	14908	-	500,000	-	-	-
ternet Streaming	152575	55,000	-	-	-	-
	152419	-	100,000	-	-	-
Street Parking Garage	141288	-	45,000	-	-	-
	141044	51,960	-	-	-	-
tem	152485	-	35,000	-	-	-
et P--king Garage	141289	-	15,000	-	-	-
te	141598	250,000	-	-	-	-
nent	14907	45,000	-	-	-	-
ge	141476	136,710	-	-	-	-
	14933	68,336	-	-	-	-
Application	14902	40,000	-	-	-	-
ale	141720	125,000	-	-	-	-
		11,772,006	**2,513,750**	**430,100**	**55,000**	**-**
nent - Fire	141803	265,000	265,000	265,000	265,000	265,000
ient - Police	141804	266,000	266,000	266,000	266,000	266,000

JECTS - GENERAL FUND

	-ID-	2015	2016	2017	2018	2019
042	141717	230,000	-	-	-	-
neteries 5066	14954	95,000	-	-	-	-
ent	14962	135,000	270,000	270,000	135,000	-
	152468	92,650	-	-	-	-
e Enforcement 1000	141308	17,000	-	-	-	-
cement - Trades/Waterfront 3024	141095	50,000	-	-	-	-
it - Ballfields 2199	141570	35,000	-	-	-	-
- Police	14927	76,500	-	49,500	-	-
Forestry 5098	14988	210,000	-	-	-	-
		-	500,000	500,000	500,000	500,000
eplacement - Police	14929	38,000	-	-	-	-
16	141110	51,000	-	-	-	-
nt	14953	240,000	480,000	480,000	480,000	480,000
e	141106	-	1,300,000	-	-	-
it - Solid Waste 2033	14973	28,000	-	-	-	-
e 0272	141105	990,000	-	-	-	-
e	141107	-	-	675,000	-	-
0279	152195	-	-	-	-	700,000
e	141108	-	-	-	1,500,000	-
ement - Playgrounds 2512	141253	-	-	40,000	-	-
D 5[illegible]	152172	-	-	-	-	45,000
Pe[illegible] 2518	141193	-	-	-	52,000	-
stricting 5082	141163	-	170,000	-	-	-
er 5096	141174	-	320,000	-	-	-
icting 7156	14991	-	75,000	-	-	-
Forestry 5097	14967	-	190,000	-	-	-
acement - Forestry 2503	141237	-	-	35,000	-	-
Districting 3105	14994	-	60,000	-	-	-
it - Districting 2129	141261	-	-	-	30,000	-
elds 7138	152177	-	55,000	-	-	-
elds 8008	152132	-	-	-	-	12,000
it - Playgrounds 2188	14974	32,000	-	-	-	-

ıJECTS - GENERAL FUND

	-ID-	2015	2016	2017	2018	2019
?eplacement	14926	-	-	42,000	-	-
Winter 3099	14997	160,000	-	-	-	-
cle Replacement - Police	14924	-	-	36,000	-	-
ıt - Construction 2001	141241	-	30,000	-	-	-
Replacement - Parking 2023	152180	-	-	25,000	-	-
:045	152125	-	30,000	-	-	-
c Services 5109	141183	-	-	-	320,000	-
Districting 7160, 7161	152149	-	30,000	-	-	-
ıt - Districting 2128	141260	-	-	-	30,000	-
nt - Traffic 2030	141255	-	20,000	-	-	-
ıent - Public Services 5003	152159	-	195,000	-	-	-
	141652	-	-	-	-	70,000
nt - Parking 2196	141158	-	17,000	-	-	-
Replacement - Parking 2205	152182	-	-	-	-	27,000
;ineering 1003	141167	-	17,000	-	-	-
ıent- Barron Center 3913	141122	30,000	-	-	-	-
:placement - Police	14938	39,500	39,500	39,500	39,500	39,500
placement - Police	14935	32,000	-	-	-	-
:ement - Cemeteries 2121	14957	32,000	-	-	-	-
nen+ Traffic 2500	141242	-	-	55,000	-	-
- C ruction 2000	141240	-	30,000	-	-	-
6004	141181	-	-	40,000	-	-
:k Replacement - Districting 2014	14955	45,000	-	-	-	-
ıt - Districting 2130	141262	-	-	-	30,000	-
:ement - Winter 7112	152154	-	110,000	-	-	-
	152198	-	-	70,000	-	-
icting 7155	14987	-	75,000	-	-	-
placement - Police	14923	-	-	24,500	-	-
ields 2143	141097	35,000	-	-	-	-
Winter 3203	152171	-	-	-	-	185,000
fields 5002	141094	-	75,000	-	-	-
Construction 3098	141002	-	-	165,000	-	-

JECTS - GENERAL FUND

	-ID-	2015	2016	2017	2018	2019
nen. Districting 3103	14993	-	60,000	-	-	-
ement - Parking 2205	152181	30,000	-	-	-	-
on Vehicles Replacement - Police	14920	68,000	-	68,000	-	68,000
it - Engineering 2015	141249	-	-	25,000	-	-
icting 7180	152153	-	60,000	-	-	-
rades 2218	152133	-	-	-	55,000	-
ent - Construction 2505	152148	-	50,000	-	-	-
nent - Trades 2053	141556	-	-	-	25,000	-
nent - Districting 3084	14985	60,000	-	-	-	-
Cemeteries 7011	152173	-	-	-	-	60,000
ement - Golf Course	152196	-	42,000	-	-	-
ent - Districting 5087	14968	-	15,000	-	-	-
nt - Districting 5103	14989	-	40,000	-	-	-
- Traffic 5110	141166	-	-	125,000	-	-
nent - Districting 3085	14986	60,000	-	-	-	-
tricting 5119	152162	-	-	45,000	-	-
it - Districting 2024	141247	-	30,000	-	-	-
Ballfields 3104	141092	52,000	-	-	-	-
nent - Barron Center 3912	141117	-	30,000	-	-	-
Replacement - Police	14925	-	-	27,500	-	-
ublic Services 2009	152139	32,000	-	-	-	-
me. Engineering 2080	141299	-	-	25,000	-	-
it - Solid Waste 2182	141227	30,000	-	-	-	-
Winter 3130	141210	-	-	-	150,000	-
it - Cemeteries 2037	141245	-	25,000	-	-	-
it - Public Services 0209	152150	25,000	-	-	-	-
it - Districting 2021	141246	-	25,000	-	-	-
Assessors 1079	152135	-	-	-	30,000	-
it - Construction 2022	141248	-	25,000	-	-	-
77	141146	17,500	-	-	-	-
les 2519	141566	-	25,000	-	-	-
elds 7025	152130	-	-	-	-	85,000

›JECTS - GENERAL FUND

	-ID-	2015	2016	2017	2018	2019
ıent - Golf	152197	-	23,000	-	-	-
· Trades 2151	141561	52,000	-	-	-	-
nt - PDD 2029	141254	-	20,000	-	-	-
ment - Trades 2032	141550	25,000	-	-	-	-
24	141111	51,000	-	-	-	-
Golf Course 4384	14972	70,000	-	-	-	-
‹up Replacement - Solid Waste 2155	152151	25,000	-	-	-	-
- Districting 2118	152140	25,000	-	-	-	-
Districting 3100	141187	60,000	-	-	-	-
acement - Police	14934	33,000	33,000	33,000	33,000	33,000
ields 2013	152129	25,000	-	-	-	-
ement - Winter 7116	141279	-	-	120,000	-	-
ety 2016	152134	-	17,000	-	-	-
· Districting 3002	141202	-	52,000	-	-	-
Playgrounds 3091	141186	52,000	-	-	-	-
- Forestry 2038	152144	30,000	-	-	-	-
:ricting 5105	141182	-	-	-	75,000	-
stricting 5114	152156	-	-	45,000	-	-
)	141250	-	-	-	30,000	-
· Peaks 3001	141207	-	52,000	-	-	-
ner.)istricting 3101	14990	60,000	-	-	-	-
- Trades 5006	141568	-	170,000	-	-	-
Public Services 3125	141203	-	150,000	-	-	-
Public Services 3201	141205	-	165,000	-	-	-
ement - Horticulture 3003	152169	-	-	-	-	55,000
ıt - Trades 2084	141558	-	25,000	-	-	-
Winter 3036	141204	-	150,000	-	-	-
e Replacement - Parking 2158	141156	27,000	-	-	-	-
ıt - Public Services 2007	152147	40,000	-	-	-	-
ields 2012	152128	27,000	-	-	-	-
ıent - Recreation 2194	141093	60,000	-	-	-	-
Public Services 3202	141206	-	165,000	-	-	-

	-ID-	2015	2016	2017	2018	2019
ace nt - Trades 2507	141565	-	-	-	52,000	-
ment - Trades 2046	141553	-	23,000	-	-	-
nt - Trades 2070	141557	-	18,000	-	-	-
Winter 3111	141198	-	150,000	-	-	-
nt - Trades 2086	141559	-	18,000	-	-	-
ment - Engineering 2081	141300	-	-	25,000	-	-
it - Barron Center 3908	141119	30,000	-	-	-	-
Public Services 2019	152152	-	-	25,000	-	-
59	152194	17,500	-	-	-	-
ment - Trades 2212	141562	25,000	-	-	-	-
Winter 3129	152170	-	-	-	-	160,000
nt - Solid Waste 2002	141238	-	20,000	-	-	-
Districting 3097	14999	-	-	165,000	-	-
king 1013	152137	-	-	20,000	-	-
ections 2052	152122	17,000	-	-	-	-
Assessors 1024	141309	-	-	17,000	-	-
Districting 3095	141000	-	-	165,000	-	-
:043	152124	25,000	-	-	-	-
it - Peaks 4060	141266	-	-	160,000	-	-
:085	152127	25,000	-	-	-	-
c Services 5099	141177	-	195,000	-	-	-
Pe ,114	141199	-	150,000	-	-	-
:ricting 5031	141003	75,000	-	-	-	-
Public Services 3131	141211	-	-	-	150,000	-
Solid Waste 4000	152161	-	-	135,000	-	-
ides 5001	141567	-	45,000	-	-	-
nt - Traffic 2061	141229	22,000	-	-	-	-
:ricting 5085	14982	75,000	-	-	-	-
it - Districting 2131	152168	-	-	-	-	32,000
- Traffic 2008	141216	30,000	-	-	-	-
it - Districting 2202	141232	-	30,000	-	-	-
it - Districting 2183	141223	30,000	-	-	-	-

	-ID-	2015	2016	2017	2018	2019
Replacement - Social Services 1004	141322	-	30,000	-	-	-
olid Waste 3108	141296	-	20,000	-	-	-
elds	141150	16,000	-	-	-	-
Cemeteries 3090	141185	52,000	-	-	-	-
icting 7026	152165	-	-	-	95,000	-
Construction 3093	14952	165,000	-	-	-	-
ment - Public Services 2521	152155	-	-	-	30,000	-
Public Services 3113	141194	-	150,000	-	-	-
leet 3082	141304	-	30,000	-	-	-
Winter 3034	141195	-	150,000	-	-	-
acement - Construction 5095	141173	18,000	-	-	-	-
c Services 5101	141180	-	-	195,000	-	-
Public Services Safety 1084	141168	-	-	30,000	-	-
Winter 3109	141196	-	150,000	-	-	-
ment - Traffic 2083	141298	25,000	-	-	-	-
Public Services 3115	141197	-	150,000	-	-	-
nt - Barron Center 2209	141320	-	-	18,000	-	-
it - Social Services 2207	141323	30,000	-	-	-	-
der Backhoe Replacement - Recreation	152199	-	-	-	45,000	-
Peaks 4037	141275	-	145,000	-	-	-
nent Barron Center 3914	141118	60,000	-	-	-	-
PDD 2109	152163	-	-	100,000	-	-
e Replacement - Parking 2216	141160	-	-	-	25,000	-
t - Fleet 2501	141305	-	115,000	-	-	-
nt - Engineering 2018	14961	22,000	-	-	-	-
tricting 5117	152157	-	-	45,000	-	-
it - Barron Center 3915	141321	-	30,000	-	-	-
Construction 3094	14977	165,000	-	-	-	-
2048	152126	-	30,000	-	-	-
nt - PDD 2180	141228	28,000	-	-	-	-
it - Cemeteries 2186	141220	-	25,000	-	-	-
eplacement - Open Space 2514	141259	-	-	38,000	-	-

ɪJECTS - GENERAL FUND

	-ID-	2015	2016	2017	2018	2019
nt - Districting 2181	141226	30,000	-	-	-	-
Traffic 2515	141217	40,000	-	-	-	-
nent - Trades 2217	141564	-	25,000	-	-	-
ields 5002	152131	-	55,000	-	-	-
ıt - Trades 2041	141551	-	-	25,000	-	-
- Peaks 4018	14970	145,000	-	-	-	-
ıt - Horticulture 2187	141222	30,000	-	-	-	-
nent - Trades 2006	141549	-	25,000	-	-	-
: - Public Services 2520	152158	-	-	-	-	50,000
- Winter 5093	14996	-	-	190,000	-	-
icting 7158	14963	60,000	-	-	-	-
Districting 3096	14998	-	-	165,000	-	-
ent - Trades 2090	141560	-	-	28,000	-	-
des 2047	141554	-	-	20,000	-	-
Cemeteries 3121	141189	52,000	-	-	-	-
Construction 3117	141192	52,000	-	-	-	-
ıt - Districting 2184	141224	30,000	-	-	-	-
- Cemeteries 2142	152146	30,000	-	-	-	-
tricting 5102	141176	45,000	-	-	-	-
nt - Forestry 2200	141231	-	20,000	-	-	-
Gc	152200	-	-	-	-	210,000
	141114	-	50,000	-	-	-
Districting 3106	14995	-	60,000	-	-	-
Services 5090	152304	300,000	-	-	-	-
icting 7162	14979	50,000	-	-	-	-
nstruction 5106	141179	-	45,000	-	-	-
Safety 1012	152136	-	-	-	-	17,000
ıt - Fleet 5035	141306	75,000	-	-	-	-
ıt - Trades 2003	141546	-	-	25,000	-	-
icting 7016	141213	-	95,000	-	-	-
ıt - Engineering 2051	141236	25,000	-	-	-	-
ıt - Public Services 2135	152143	38,000	-	-	-	-

IJECTS - GENERAL FUND

	-ID-	2015	2016	2017	2018	2019
:ement - Horticulture 2134	152160	-	-	-	30,000	-
- Cemeteries 2100	152145	25,000	-	-	-	-
Cemeteries 2522	152141	52,000	-	-	-	-
	141115	-	40,000	-	-	-
· Public Services 5104	141171	40,000	-	-	-	-
nent - Peaks 2508	141244	-	-	-	52,000	-
ıt - Trades - 2004	141547	-	-	30,000	-	-
Cemeteries 3119	141188	52,000	-	-	-	-
nt - PDD 2060	141239	20,000	-	-	-	-
ent - Forestry 2509	141243	-	-	-	40,000	-
Recreation 2700	152138	-	60,000	-	-	-
Replacement - Barron Center 3902	141121	-	-	-	40,000	-
New - Social Services	152327	27,000	-	-	-	-
6001	141175	-	-	-	40,000	-
'ices Street Openings 2062	152167	-	-	-	-	25,000
Districting 7010	152164	-	-	-	40,000	-
Public Services 1006	152166	-	-	-	-	30,000
icting	152142	-	90,000	-	-	-
Districting 3118	141190	52,000	-	-	-	-
ıcement - Barron Center 3901	141120	-	-	-	30,000	-
Dis ing 3120	141191	52,000	-	-	-	-
ıt - Districting 2203	141233	-	30,000	-	-	-
ıt - Trades 2005	141548	-	-	25,000	-	-
ıt - PDD 2204	141234	-	30,000	-	-	-
ıt - Trades 2042	141552	-	-	25,000	-	-
ıt - Public Services 2185	141225	30,000	-	-	-	-
'D	152246	75,000	-	-	-	-
nent - Construction 2502	141235	-	52,000	-	-	-
23	141112	-	50,000	-	-	-
Code Enforcement 1083	141307	17,000	-	-	-	-
ections	141726	-	34,000	-	-	-
		6,657,650	**8,503,500**	**5,262,000**	**4,714,500**	**3,414,500**

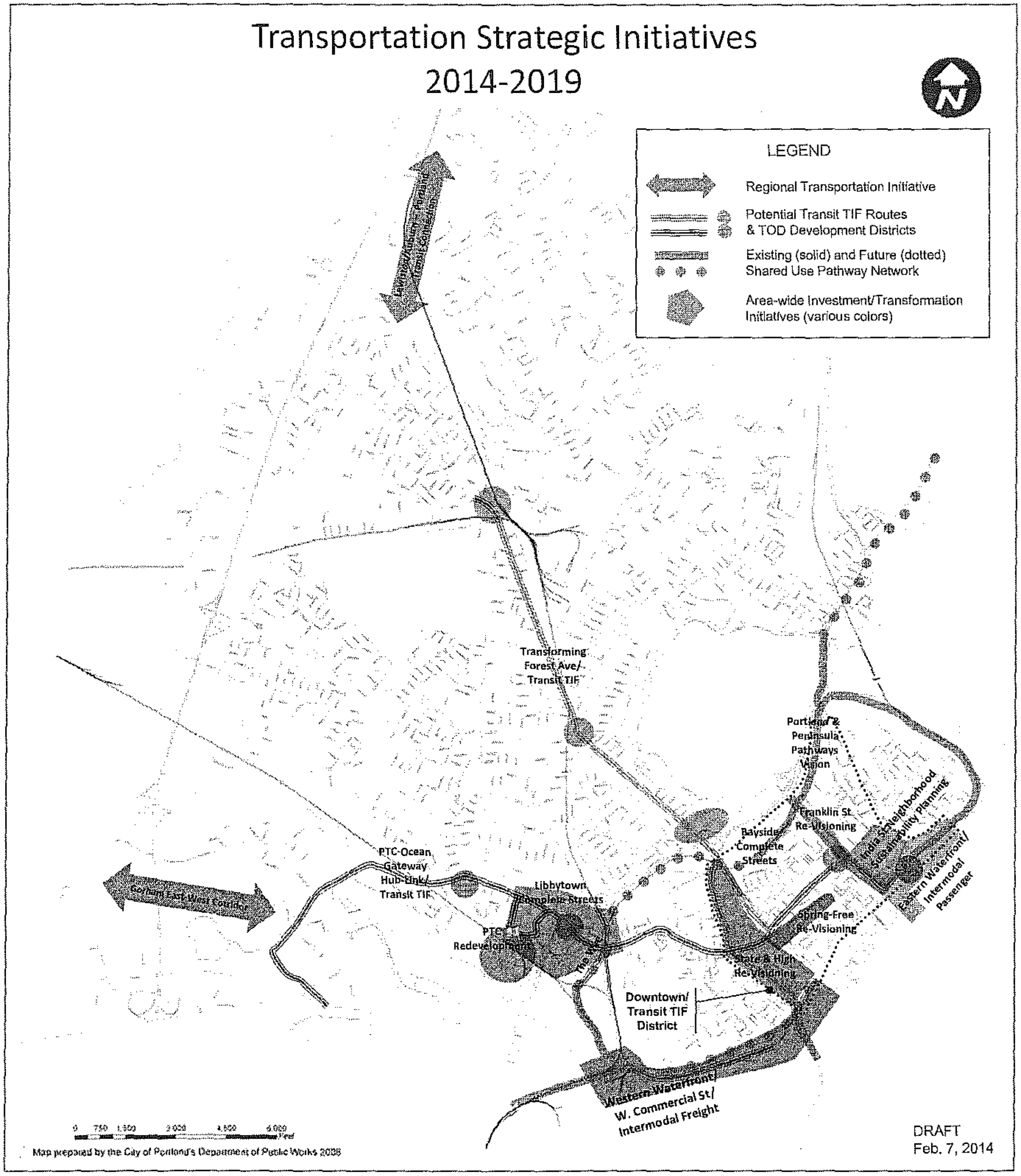
JECTS - GENERAL FUND

-ID-	2015	2016	2017	2018	2019
	18,429,656	11,017,250	5,692,100	4,769,500	3,414,500
	49,350,655	57,654,896	67,694,046	22,451,750	17,001,500

Current Planning Projects	
	Project Description
Congress Street Bus Priority Corridor Report	The final recommendations of this report are focused on a set improvements to the Congress Street corridor within the study the following: traffic signal removal and pedestrian crossing en coordination and modification between State and Pearl Streets including mast arm installations; consolidated and improved bu Franklin Streets with new shelters at key locations; and revised markings. The study area extends along Congress Street from F Street.
Cr ress Square Redesign	The goal of this process is to create a shared vision for Congres space, focused on the activities and uses that might happen th the square. Congress Square includes the intersection of High a Congress Square Plaza, the public spaces in front of the Portlan H. H. Hay building, and surrounding sidewalks and traffic island
India Street Neighborhood Plan	The purpose of the India Street Sustainable Neighborhood Plan infrastructure masterplan to guide land use, capital investment through the next phase of the area's development as a *downto* neighborhood. Planning for this area is ongoing, with streetsca and utility recommendations emerging.
Spring Street - Free Street Area Streetscape Plan	The physical characteristics of this stretch of Spring Street are r arterial roads, and create a streetscape that is out of character and that does not function ideally for all users and multiple mo seeks to reintegrate Spring Street into the fabric of the city by t complete street that better connects with the districts around i character of the area, and that allows for future development a economic value and livability.

	Project Description
Franklin Street Corridor Feasibility Study	The Reclaiming Franklin Street study developed three concept l Franklin Street from an Urban Renewal era highway into a mult corridor. The concepts retained the arterial function of the stre connectivity, bicycle and pedestrian infrastructure, and improv properties. Since these initial efforts, Phase II of this study, to r alternative design, is currently underway.
Portland Transportation Hub Link Study	The City of Portland, in conjunction with PACTS, METRO, and th create a phased operational plan for improved transit services l transportation hubs. It calls for feasibility analysis of several ma each with downtown route and stop implications.
State & High Streets Two Way Conversion Study	This study is currently underway, to evaluate the feasibilty of co High Streets back to two-way traffic, with evaluation of the imp local and regional traffic, bicycle traffic, pedestrian traffic, and
Portland Peninsula Vehicular Wayfinding Plan	In 2013 the City completed a Portland Peninsula Vehicular Way yet been implemented. The intent of the vehicular wayfinding s consistent and repetitive information path for the traveling pub toward major destinations off-Peninsula. In addition to wayfinc vehicles, the plan also examines and makes recommendations wayfinding where it benefits the most existing and future users
Other Initiatives	
Creative Portland	
Communications Infrastructure	

	Project Description
Downtown Lighting	This is a plan for improved pedestrian and street lighting in the Bayside, India Street, and the Waterfront districts. Based on th *Lighting Plan* and ensuing plans for the other districts, this plan implementation project phasing and provides details and speci sidewalk lighting in each district. Much of Congress Street and upgraded according to the plan, and private development adds the technical manual lighting specifications.
Ongoing Or Recurring Activiti	
Tree Planting	
Parks and Public Space Maintenance	
Paving Rehabilitation	
Sidewalk Rehabilitation	
(n Water Act Compliance	



Transportation Strategy	**Initiatives Map**
CITY OF PORTLAND, MAINE	2014-2019 (February 2014)

PORTLAND TIF POLICY

February 4, 2013

INTRODUCTION

Tax Increment Financing (TIF) is an economic development program authorized under state law to support municipal projects. The TIF program allows municipalities to provide financial assistance to local economic development projects and programs – from infrastructure, municipal economic development programs and staff, to business expansions - by using new property taxes that result from new commercial or residential investment associated with the corresponding increase in property value.

Portland TIF Policy supports investment in municipal economic development programs, infrastructure investment (which is generally through the establishment of area wide or neighborhood TIF districts) and individual project site specific TIF districts to support either infrastructure or individual private project financing needs.

The City is committed to invest in infrastructure located within the public rights-of-way that encourage economic development. Use of TIF investment to invest in infrastructure recognizes the savings which occurs through the TIF Program tax sheltering benefits.

"Infrastructure" is defined, but not limited to: traffic upgrades, public parking facilities, roadway improvements, lighting, sidewalks, water and sewer utilities, storm water management improvements and placing above ground overhead electric and telecommunications lines underground.

STATE TIF LIMITATION

There are acreage and value caps limitations for municipalities to establish TIF along with term limits. Term limits include bonds which may be issued for a maximum of 20 years (anticipation notes for three years). TIF districts may be designated for a maximum of 30 years.

PURPOSE

The primary purposes of the TIF Policy include:

1. To support Portland Economic Development and Housing Plans and Policies;
2. To stimulate expansion of the City's commercial and industrial tax base;
3. To stimulate new affordable and market rate housing investment;
4. To retain and create quality employment;
5. To support Portland's Capital Improvement Plan; and,
6. To establish standards upon which the City Council will authorize TIF.

GENERAL PRINICPLES

The three primary general principles for the City Council to establish TIF districts include:

A. Investment

Minimum Real Property Investment. A minimum of $1 million in new taxable investment property value for commercial and industrial development and $500,000 for affordable housing development is needed to qualify for a TIF. This is the minimum amount which makes practical sense to consider use of the TIF program due to the amount of new municipal property tax revenue generated from new private investment.

B. Jobs Associated with Commercial and Industrial Development

Applicants for TIF participation will be required to provide a plan outlining the number and quality of jobs retained or created associated with each TIF district. While there is not a specific formula for the numbers of jobs associated with the amount of TIF financial assistance, the number and quality of the jobs will be taken into consideration for each TIF district. It is recognized that housing projects do not create many permanent jobs.

C. Maximize Tax Sheltering Benefits

A municipality's total equalized assessed value is used to calculate General Purpose Aid to Education (subsidy), State Revenue Sharing (subsidy) and County taxes (expense). When a municipality's equalized assessed value increases, State Aid for Education decreases, municipal revenue sharing decreases, and the municipality pays a greater portion of County taxes. TIF allows municipalities to "shelter" new value resulting from private investment from the calculation of its State subsidies (education and revenue sharing) and County taxes. In other words, specific municipal shelter benefits, for the term of the TIF, include:

1) No reduction in State aid for education,
2) No reduction in municipal revenue sharing and
3) No increase in County taxes.

Annually, the Council Committee with jurisdiction over housing and community development and City Council will evaluate available TIF district capacity related to State acreage and value limitations to determine whether existing TIF districts need amending and/or new TIF district establishment. Scheduled public infrastructure investments included in the City's Capital Improvement Plan will inform decisions about adjustments to existing TIF districts or establishment of new TIF districts.

APPROACH, POLICY, and TERM REQUIREMENTS

Must meet or exceed the below requirements.

A. Approach

There are three approaches to consider establishing TIF districts. They include:

1) ***Municipal Economic Development Programs funded directly through a pay-as-you-go approach.***

   Examples of municipal economic development programs include paying for economic development staff, annual funding to Creative Portland for city marketing/branding, and other TIF law allowable activities.

2) ***Area wide TIF districts financed by City Bond/Debt Issuance***

   Issuance of municipal general obligation bonds or limited obligation bonds is a mechanism that may be used to fund a TIF district program. Allowable uses are spelled out in state TIF law. Generally, municipalities will issue debt to cover the cost of infrastructure investment.

3)Individual Site Specific TIF districts utilizing Credit Enhancement Agreements (CEAs)

A CEA is a contract between a municipality and developer to assist an individual development project by using a percentage or all of the tax revenue generated by the investment to pay certain authorized project costs which could include site specific infrastructure or private individual project financing needs. Allowable project costs are spelled out in state TIF law.

B. Policy for the Three Approaches

1. **Policy for Municipal Economic Development Programs.**

Requires annual review and City Council financial appropriations.

2. Policy for Area wide TIF District Locations (for City Bond/Debt Issuance)

a) Area wide TIF will be established for infrastructure investment which has applications beyond one individual project.

b) City TIF emphasis will be placed upon the following general "Priority Revitalization Areas" to support commercial development, housing development, redevelopment, or to support buildings in need to redevelopment, address blight or historic preservation:

- Affordable housing projects off peninsula;
- India Street Neighborhood;
- Franklin Street Corridor from I-295 to Commercial Street;
- Riverside Street commercial and industrial zoned areas;
- Forest Avenue corridor from I-295 to Woodfords Corner;
- Washington Avenue corridor from Congress Street to I-295;
- Re-examine the boundary of Bayside TIF District;
- Examine establishing a Downtown TIF district in place of the Arts TIF District;
- Portland Technology Park ;
- Areas in which future significant wastewater and/or stormwater infrastructure investments are planned;
- West Commercial Street vacant property;
- Libbytown;
- St. Johns Street Valley;
- Other areas based upon scheduled public infrastructure investment included in the City's Capital Improvement Plan.

The above list of general priority revitalization areas serve as guides to establish specific boundaries for TIF districts at time of district establishment.

c) Market Rate Housing. Market rate rental housing projects must be located in priority revitalization areas to stimulate housing investment for the purpose of attracting 24/7 pedestrian activity. Pursuant to State Law, TIF for condominium projects are not allowed.

d) Affordable Housing. Affordable Housing TIF (AHTIF) may be designated on an area wide or site specific basis.

The relevant City Council Committee will complete an annual assessment of housing needs and priorities. This assessment will include a determination regarding designation of an area wide AHTIF. Site specific AHTIF requests submitted by developers will be considered on a case-by-case basis. Area wide or site specific AHTIF designations must address an identified community need.

State law requires that at least 25% of the district area must be suitable for residential use, development must be primarily residential, and at least 1/3 of the units must be for households at or below 120% of area median income which allows for individual mixed income projects or area wide affordable housing TIF districts.

Allowable uses of AHTIF revenues are defined by State law.

e) City preference is to invest in area wide public infrastructure TIF districts versus establishing individual private site specific TIF districts.

f) Area wide TIF districts also should seek to maximize the benefit of downtown and transit oriented development (TOD) districts which are exempt from State TIF law for acreage and value limitations.

g) Terms for area wide TIF districts will be considered for up to 100% of new tax revenue and upwards of thirty (30) years, the maximum allowed by State law, due to the long-term need to invest in neighborhood infrastrucutre.

NOTE 1: As of this Amended TIF Policy date, there are three existing area wide TIF Districts, i.e., Bayside, Arts, and Waterfront TIF Districts.

NOTE 2: As of this Amended TIF Policy date, there also exists one Transit Oriented Development (TOD) District, namely the Thompson Point TOD TIF District to support new or expanded transit services and improved transit connections between the Portland Transportation Center, Jetport and Downtown.

3. Policy for Individual Site Specific TIF Districts Utilizing Credit Enhancement Agreements (CEAs)

a) CEAs for individual site specific TIF districts will be considered for investment in infrastructure or project financing need and cannot be applied to any agreed upon public infrastructure improvements associated with a City Council approved conditional rezone agreement. Additional provisions related to CEAs include:

i) City Green Building Code

Compliance with the City's Green Building Code is required when TIF assistance is provided to individual private project CEAs.

ii)Affordable Housing

Affordable Housing TIF (AHTIF) may be designated on an area wide or site specific basis. Developments are encouraged to promote economic diversity.

The City Council Committee will complete an annual assessment of housing needs and priorities. This assessment will include a determination regarding designation of an area wide AHTIF. Site specific AHTIF requests submitted by developers will be considered on a case-by-case basis. Area wide or site specific AHTIF designations must address an identified community need.

State law requires that at least 25% of the district area must be suitable for residential use, development must be primarily residential, and at least 1/3 of the units must be for households at or below 120% of area median income which allows for individual mixed income projects or area wide AHTIF districts.

Allowable uses of AHTIF revenues are defined by State law.

b) Applicants for CEA participation must demonstrate and pay the following:

i) Financial Necessity.

The applicant must demonstrate the City's participation is financially necessary in order for the project to proceed.

ii) Financial Capacity.

The applicant must demonstrate financial capacity to support their project.

iii) Fees

-- A financial underwriting analysis will be conducted by a third party on all projects requesting CEA participation. Applicants for CEA assistance will be responsible for reimbursing the City for all project third party legal and financial underwriting costs.

C. Terms for CEA Projects

1) Maximum Percentages.

A maximum average percentage of 65% for the entire term associated with individual project CEA's.

2) Maximum Number of Years.

Up to twenty (20) years to match individual private sector commercial financing terms. The term of a TIF may start upon agreed trigger event, such as an increased assessed value. This would be included in a CEA on that negotiated triggering event.

3) Use of Maine Services for CEA Projects Encouraged.

TIF APPLICATION AND ADMINISTRATION PROCESS

A. Application Information and Contact.

The Economic Development Department handles all TIF inquires and processes requests for TIF. An applicant must submit a letter to the Economic Development Department outlining the proposed project, including TIF project financial information, along with a plan outlining the number of jobs associated with the proposed project.

B. Approval Process.

There is a two step approval process which includes obtaining a recommendation from the City Council Committee and City Council approval. Two meetings (or readings) by the City Council are needed. The City Council vote on the TIF occurs at the second meeting.

C. Annual Report to City Council.

The Economic Development Department shall provide annual reports to the City Council Committee and City Council regarding TIF district activity.


TREMONT ST
AMHERST ST
SAUNDERS ST
LAWN AVE
GLENWOOD AVE
BERKELEY ST
NORWOOD ST
NEVENS ST
FOREST AVE
GRACE ST
GRACE ST PL
ORKNEY ST
HIGGINS ST
LUDLOW ST
WOODF
ARLINGTON P
REVERE ST
RACKLEFF ST
LINCOLN ST
STEVENS AVE
MASON ST
SEELEY AVE
FAIRMOUNT ST
COYLE ST
CLAIRMONT CT
BELKNAP ST
BELFIELD ST
BEACON ST
ASHMONT ST
PROSPECT ST
COTTAGE ST
LINDEN ST
ALMONTE ST
HOLLIS RD
HIGHLAND AVE
LONGFELLOW ST W
HOLWELL ST
IVY ST
DEBLOIS ST
ORLAND ST
WADSWORTH ST
WAYNE ST
BRIGHTON AVE
ST GEORGE ST
DEVONSHIRE ST
FAIRVIEW ST
BRADLEY ST
COACHLIGHT LN
ELIZABETH RD
CATHERINE ST
SON RD
SHEFFIELD ST
RIGO ST
CALEB ST
CRAIGIE ST
EDWARDS ST
FRANCES ST
WHITNEY AVE
BOLTON ST
MASSACHUSETTS AVE
DOUGLASS ST
ST JAMES ST
ST JOHN ST
SCOTT ST

EXHIBIT D-1 TO DOWNTOWN
TOD TIF APPLICATION

ease

D/TIF Projection Table; 12% Captured Year One, 22% Captured Years 2 to 30 - with TIF Revenue Funds to City Development Account

Increased sessed Value Real Prop.	% of Value Captured	Captured Valuation	Projected Mill Rate	Total Projected New Taxes Captured	Captured Revenue to Business Project Account	Captured Revenue to Municipal Project Account	City Non-Captured General Fund Revenues
$88,000,000	12.00%	$10,560,000	20.00	$211,223	$0	$211,223	$1,548,970
$88,000,000	22.00%	$19,360,000	20.40	$394,987	$0	$394,987	$1,400,410
$88,000,000	22.00%	$19,360,000	20.81	$402,887	$0	$402,887	$1,428,418
$88,000,000	22.00%	$19,360,000	21.23	$410,945	$0	$410,945	$1,456,987
$88,000,000	22.00%	$19,360,000	21.65	$419,164	$0	$419,164	$1,486,126
$88,000,000	22.00%	$19,360,000	22.08	$427,547	$0	$427,547	$1,515,849
$88,000,000	22.00%	$19,360,000	22.53	$436,098	$0	$436,098	$1,546,166
$88,000,000	22.00%	$19,360,000	22.98	$444,820	$0	$444,820	$1,577,089
$88,000,000	22.00%	$19,360,000	23.44	$453,716	$0	$453,716	$1,608,631
$88,000,000	22.00%	$19,360,000	23.90	$462,791	$0	$462,791	$1,640,804
$88,000,000	22.00%	$19,360,000	24.38	$472,047	$0	$472,047	$1,673,620
$88,000,000	22.00%	$19,360,000	24.87	$481,487	$0	$481,487	$1,707,092
$88,000,000	22.00%	$19,360,000	25.37	$491,117	$0	$491,117	$1,741,234
$88,000,000	22.00%	$19,360,000	25.87	$500,940	$0	$500,940	$1,776,059
$88,000,000	22.00%	$19,360,000	26.39	$510,958	$0	$510,958	$1,811,580
$88,000,000	22.00%	$19,360,000	26.92	$521,178	$0	$521,178	$1,847,811
$88,000,000	22.00%	$19,360,000	27.46	$531,601	$0	$531,601	$1,884,768
$88[illegible],000	22.00%	$19,360,000	28.01	$542,233	$0	$542,233	$1,922,463
$8[illegible],000	22.00%	$19,360,000	28.57	$553,078	$0	$553,078	$1,960,912
$88,000,000	22.00%	$19,360,000	29.14	$564,139	$0	$564,139	$2,000,130
$88,000,000	22.00%	$19,360,000	29.72	$575,422	$0	$575,422	$2,040,133
$88,000,000	22.00%	$19,360,000	30.32	$586,931	$0	$586,931	$2,080,936
$88,000,000	22.00%	$19,360,000	30.92	$598,669	$0	$598,669	$2,122,554
$88,000,000	22.00%	$19,360,000	31.54	$610,643	$0	$610,643	$2,165,005
$88,000,000	22.00%	$19,360,000	32.17	$622,855	$0	$622,855	$2,208,306
$88,000,000	22.00%	$19,360,000	32.82	$635,313	$0	$635,313	$2,252,472
$88,000,000	22.00%	$19,360,000	33.47	$648,019	$0	$648,019	$2,297,521
$88,000,000	22.00%	$19,360,000	34.14	$660,979	$0	$660,979	$2,343,472
$88,000,000	22.00%	$19,360,000	34.82	$674,199	$0	$674,199	$2,390,341
$88,000,000	22.00%	$19,360,000	35.52	$687,683	$0	$687,683	$2,438,148
[illegible],640,000,000		**$572,000,000**		**$15,533,669**	**$0**	**$15,533,669**	**$55,874,005**
		$19,360,000		**$517,789**	**$0**	**$517,789**	**$1,862,467**

f Portland - TIF Model
'2014
Assumes 2% Annual Mill Rate Increase

EXHIBIT D-2 TO DOWNTOWN
TOD TIF APPLICATION

Shifts-Avoided Formula Impacts from Sheltering of Valuation: City of Portland-Downtown TOD/TIF Model

Sheltered - Year 1 ; 22% Years 2 through 30 - Revenues to City Development Account

					Avoided Formula Impacts from Sheltering of Valuation			
Year	Tax Year-April 1	City Fiscal Year	Total Added Valuation	Sheltered Valuation	Avoided Loss of State Aid to for Education	Avoided Loss of State Municipal Revenue Sharing	Avoided Increase in County Tax	Total Avoided Impacts
1	2015	2015/2016	$88,000,000	$10,560,000	$0	$6,878	$5,589	$12,467
2	2016	2016/2017	$88,000,000	$19,360,000	$0	$12,610	$10,243	$22,854
3	2017	2017/2018	$88,000,000	$19,360,000	$0	$12,610	$10,243	$22,854
4	2018	2018/2019	$88,000,000	$19,360,000	$52,272	$12,610	$10,243	$75,126
5	2019	2019/2020	$88,000,000	$19,360,000	$104,544	$12,610	$10,243	$127,398
6	2020	2020/2021	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
7	2021	2021/2022	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
8	2022	2022/2023	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
9	2023	2023/2024	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
10	2024	2024/2025	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
11	2025	2025/2026	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
12	2026	2026/2027	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
13	2027	2027/2028	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
14	2028	2028/2029	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
15	2029	2029/2030	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
[illegible]	2030	2030/2031	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
[illegible]	2031	2031/2032	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
18	2032	2032/2033	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
19	2033	2033/2034	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
20	2034	2034/2035	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
21	2035	2035/2036	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
22	2036	2036/2037	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
23	2037	2037/2038	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
24	2038	2038/2039	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
25	2039	2039/2040	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
26	2040	2040/2041	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
27	2041	2041/2042	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
28	2042	2042/2043	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
29	2043	2043/2044	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
30	2044	2044/2045	$88,000,000	$19,360,000	$156,816	$12,610	$10,243	$179,670
30 Year TIF Total			**$2,640,000,000**	**$572,000,000**	**$4,077,216**	**$372,572**	**$302,649**	**$4,752,437**
Yearly Average:				**$19,066,667**	**$135,907**	**$12,419**	**$10,088**	**$158,415**

STATUTORY REQUIREMENTS & THRESHOLDS

A. ACRE LIMITATION

1. Total Acreage of Municipality		12,386
2. Total Acreage of Proposed Municipal TIF District		422
3. Total **Downtown** acres contained in the Proposed Municipal TIF District		422
4. Total **Transit** acres contained in the Proposed Municipal TIF District		422
5. Total acreage of Proposed Municipal TIF District counted towards 2% cap (A2-A3-A4)		0
6. Percentage of total acreage in proposed municipal TIF District (cannot exceed 2%) Divide A5 by A1		0%
7. Total acreage of all existing and proposed municipal TIF districts in the municipality. Add A2 to sum of all existing TIF district acreage.		703
8. Total acreage of an existing or Proposed **Downtown** TIF District in the municipality.		422
9. Total acreage of all existing **Pine Tree Development Zone** TIF Districts in the municipality.		0
10. Total acreage of all existing or Proposed **Transit** TIF Districts in the municipality.		30
11. Total acreage of all existing and Proposed Municipal TIF Districts in the municipality counted toward 5% cap. Subtract A8+A9+A10 from A7.		251
12. Percentage of total acreage in all existing and proposed Municipal TIF Districts (cannot exceed 5%) Divide A11 by A1.		2%
13. Total Acreage of all real property in the Proposed Municipal TIF District that is:		
(Note: a, b, or c must be at least 25%)	Acres	
a. Blighted (Divide acres by		
b. In need of rehabilitation/conservation (Divide acres by		
c. Suitable for industrial/commercial site (Divide acres by	64%	
TOTAL	64%	64%

B. VALUATION LIMITATION

1. Total Aggregate Value of Municipality (TAV) *Use most recent April 1st*	$7,707,200,000
2. Original Assessed Value (OAV) of Proposed Municipal TIF District. *Use March 31st of tax year preceding date of municipal designation*	$968,136,850
3. Total OAV of all existing and Proposed Municipal TIF Districts in the municipality. *Add b2 to sum of all existing TIF district OAVs*	$1,341,024,360
4. OAV of an existing or proposed **Downtown** TIF District in the municipality.	$968,136,850
5. OAV of all existing **Pine Tree Development Zone** TIF Districts in the municipality.	$0
6. OAV of all existing or Proposed **Transit** TIF Districts in the municipality.	$4,970,470
7. Total OAV of all existing and Proposed Municipal TIF Districts in the municipality counted toward 5% cap *Subtract B4+B5+B6 from B3*	$367,917,040
8. Percentage of total OAV to TAV in all existing and Proposed Municipal TIF Districts (cannot exceed 5%) *Divide B7 by B1*	4.77%

Listing of Existing TIF Districts for MDECD and City's Application for Downtown TOD Omnibus TIF Distric

Active TIFs			
TIF District	**FY Start/End**	**Original Assessed Value (OAV)**	**Acres**
Bramhall/Holt Hall	FY00/FY19	$349,110	1.065
UNUM	FY01/FY15	$1,383,070	53.813
Waterfront	FY03/FY32	$6,716,410	3.171
Bayside Existing	FY04/FY33	$44,066,380	62.180
Proposed Bayside - Expanded area of	FY16/FY33	$78,251,800	67.000
Waterfront - Sub District			
-- Waterfront ME	FY12/FY31	$950,900	1.550
Riverwalk/Ocean Gateway	FY07/FY19	$1,085,550	2.872
Pearl Place/Avesta-AH TIF	FY08/10-2036	$646,050	1.035
Arts TIF District	FY11/FY24	$231,979,370	50.600
Public Market/Power Pay	FY11/FY40	$1,862,600	1.070
McAuley Place	FY10/FY39	$0	5.320
Avesta/409 Cumberland Ave-AH TIF	FY14/FY35	$470,200	0.410
Thompson's Pt TOD/TIF II	FY15/FY44	$4,970,470	30.000
134 Washington Avenue/AH TIF	FY15/FY34	$155,600	0.230
Proposed Reduced Arts TIF District and Renamed Baxter Library	FY10/FY19	$0	0.370
Proposed Downtown TOD and Omnibus TIF District	FY16/FY45	$968,136,850	422.000
Sub-Total:		$1,341,024,360	702.686
Less Exempt:			
Thompson's Point (TOD TIF)	FY15/FY44	-$4,970,470	-30.000
Proposed Downtown TOD and Omnibus TIF District	FY16/FY45	-$968,136,850	-422.000
Totals for Caps:		**$367,917,040**	**250.686**
FY15 Aggreg Total Value:		$7,707,200,000	
Total Acreage for Ptld:			12,386.000
5% Allowed to be TIF'd:		$385,360,000	619.300
Current Amounts TIF'd:		$367,917,040	250.686
Amount Remaining that can be TIF'd:		**$17,442,960**	**368.614**

Assessor Department
Richard Blackburn, Tax Assessor

Exhibit F

CITY OF PORTLAND
DOWNTOWN TRANSIT-ORIENTED DEVELOPMENT AND OMNIBUS TAX INCREMENT FINANCING DISTRICT

ASSESSOR'S CERTIFICATE

The undersigned Tax Assessor for the City of Portland, Maine, does hereby certify pursuant to the provisions of 30-A M.R.S.A. § 5254 that: (1) the taxable assessed value of the real property in the Downtown Transit-Oriented Development and Omnibus TIF District as described in the TIF District Program to which this certificate is included, was $968,136,850 as of March 31, 2014 (i.e., April 1, 2013).

IN WITNESS WHEROF, this certificate has been executed as of this 13 day of January 2015.

CITY ASSESSOR

By: Richard W. Blackburn

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
009 A002001	24	2013	89	COVE ST	148,400	462,500	610,900	610,900
009 A005001	56	2013	12	PLOWMAN ST	162,600	-	162,600	-
009 A006001	27	2013	411	MARGINAL WAY	213,600	1,351,000	1,564,600	1,564,600
009 A007001	21	2013	375	MARGINAL WAY	152,400	329,400	481,800	481,800
009 A013001	32	2013	220	ANDERSON ST	117,100	354,800	471,900	471,900
009 A014001	40	2013	8	PLOWMAN ST	100	-	100	100
009 A015001	40	2013	250	ANDERSON ST	147,200	-	147,200	147,200
009 A015002	21	2013	250	ANDERSON ST	-	1,089,130	1,089,130	1,089,130
009 A016001	22	2013	230	ANDERSON ST	112,700	266,500	379,200	379,200
009 A017001	22	2013	226	ANDERSON ST	116,400	199,300	315,700	315,700
010 A008001	32	2013	219	ANDERSON ST	119,800	386,100	505,900	505,900
010 A010001	40	2013	220	WASHINGTON AVE	51,200	-	51,200	51,200
010 A013001	40	2013	207	ANDERSON ST	26,400	-	26,400	26,400
010 A015001	27	2013	218	WASHINGTON AVE	127,600	73,600	201,200	201,200
010 A016001	11	2013	202	WASHINGTON AVE	72,200	82,600	154,800	154,800
010 A021001	24	2013	197	ANDERSON ST	141,800	355,000	496,800	496,800
010 A026001	21	2013	189	ANDERSON ST	177,500	35,900	213,400	213,400
010 A027001	11	2013	9	GOULD ST	68,900	68,100	137,000	127,000
010 A029001	11	2013	190	WASHINGTON AVE	63,800	78,200	142,000	132,000
010 A030001	13	2013	192	WASHINGTON AVE	70,100	191,400	261,500	261,500
010 A036001	11	2013	198	WASHINGTON AVE	66,500	75,100	141,600	131,600
010 A040001	40	2013	233	ANDERSON ST	48,100	-	48,100	48,100
010 A042001	40	2013	232	WASHINGTON AVE	25,900	-	25,900	25,900
010 D001001	32	2013	165	WASHINGTON AVE	229,200	366,200	595,400	595,400
010 E001001	24	2013	184	ANDERSON ST	158,400	618,600	777,000	777,000
010 E002001	32	2013	170	ANDERSON ST	221,100	1,120,400	1,341,500	1,341,500
010 F001001	11	2013	61	HAMMOND ST	68,800	125,200	194,000	194,000
010 F002001	57	2013	184	WASHINGTON AVE	112,500	310,300	422,800	-
010 F003001	12	2013	59	HAMMOND ST	68,300	132,600	200,900	190,900
010 F004001	21	2013	178	WASHINGTON AVE	123,300	49,800	173,100	173,100
010 F006001	11	2013	53	HAMMOND ST	61,900	62,300	124,200	124,200
010 F007001	21	2013	170	WASHINGTON AVE	136,200	42,600	178,800	178,800
010 F008001	11	2013	51	HAMMOND ST	62,300	41,900	104,200	104,200
010 F009001	56	2013	43	HAMMOND ST	71,200	250,800	322,000	-
010 F011001	11	2013	180	WASHINGTON AVE	62,400	61,400	123,800	123,800
010 G002001	13	2013	56	HAMMOND ST	67,700	230,400	298,100	298,100
010 G003001	13	2013	58	HAMMOND ST	67,600	176,200	243,800	243,800
010 G004001	11	2013	48	HAMMOND ST	69,200	97,000	166,200	156,200
010 G005001	27	2013	175	ANDERSON ST	150,200	216,100	366,300	366,300
010 G006001	56	2013	155	ANDERSON ST	82,000	372,040	454,040	-
010 H001001	24	2013	341	MARGINAL WAY	159,800	696,900	856,700	856,700
010 H002001	24	2013	327	MARGINAL WAY	160,400	1,155,200	1,315,600	1,315,600
010 H003001	56	2013	45	DIAMOND ST	180,500	-	180,500	-
010 H004001	24	2013	50	COVE ST	181,800	561,320	743,120	743,120
010 H005001	32	2013	122	ANDERSON ST	242,900	122,000	364,900	364,900
010 H006001	40	2013	66	COVE ST	111,700	-	111,700	111,700
010 H006002	32	2013	66	COVE ST	-	173,770	173,770	173,770
010 H007001	40	2013	72	COVE ST	145,800	-	145,800	145,800
010 H007002	24	2013	72	COVE ST	-	544,520	544,520	544,520
010 H008001	40	2013	0	COVE ST	9,900	-	9,900	9,900
012 A001001	56	2013	117	ANDERSON ST	344,500	321,700	666,200	-
012 A002001	21	2013	107	ANDERSON ST	192,900	228,700	421,600	421,600
012 A004001	15	2013	131	ANDERSON ST	77,000	402,600	479,600	479,600
012 A005001	10	2013	145	ANDERSON ST	32,300	129,200	161,500	151,500
012 A005002	10	2013	145	ANDERSON ST	31,100	124,300	155,400	155,400
012 A005003	10	2013	145	ANDERSON ST	34,900	139,600	174,500	164,500
012 A005004	10	2013	145	ANDERSON ST	34,900	139,600	174,500	174,500
012 A005005	10	2013	145	ANDERSON ST	38,400	153,800	192,200	182,200
012 A005006	10	2013	145	ANDERSON ST	34,500	138,100	172,600	172,600
012 A005007	10	2013	145	ANDERSON ST	37,100	148,500	185,600	185,600
012 A005008	10	2013	145	ANDERSON ST	37,100	148,500	185,600	185,600
012 A009001	13	2013	133	ANDERSON ST	69,300	169,200	238,500	238,500

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
012 B001001	11	2013	42	HAMMOND ST	70,200	141,400	211,600	201,600
012 B002001	12	2013	38	HAMMOND ST	71,300	183,900	255,200	245,200
012 B004001	11	2013	34	HAMMOND ST	69,000	64,100	133,100	123,100
012 B006001	11	2013	30	HAMMOND ST	63,100	102,100	165,200	155,200
012 B008001	12	2013	24	HAMMOND ST	69,900	185,100	255,000	245,000
012 B010001	11	2013	18	HAMMOND ST	65,300	96,900	162,200	152,200
012 B011001	12	2013	20	HAMMOND ST	60,800	91,100	151,900	141,900
012 B017001	11	2013	28	HAMMOND ST	65,600	94,500	160,100	150,100
012 C004001	14	2013	16	HAMMOND ST	63,500	241,100	304,600	304,600
012 C006001	11	2013	10	HAMMOND ST	65,700	90,800	156,500	146,500
012 C008001	40	2013	8	HAMMOND ST	14,900	-	14,900	14,900
012 C010001	40	2013	4	HAMMOND ST	14,300	-	14,300	14,300
012 C011001	11	2013	6	HAMMOND ST	66,300	49,300	115,600	105,600
012 C012001	12	2013	41	FOX ST	67,900	118,800	186,700	176,700
012 C013001	11	2013	37	FOX ST	60,200	50,100	110,300	94,300
012 C015001	11	2013	33	FOX ST	59,900	62,500	122,400	122,400
012 C017001	40	2013	14	HAMMOND ST	5,800	-	5,800	5,800
012 D004001	11	2013	168	WASHINGTON AVE	71,900	92,600	164,500	164,500
012 D007001	11	2013	41	HAMMOND ST	63,200	74,000	137,200	127,200
012 D008001	11	2013	39	HAMMOND ST	63,300	64,200	127,500	117,500
012 D009001	15	2013	160	WASHINGTON AVE	69,300	239,900	309,200	309,200
012 D010001	11	2013	37	HAMMOND ST	63,000	66,000	129,000	129,000
012 D011001	13	2013	35	HAMMOND ST	69,500	178,900	248,400	248,400
012 D012001	14	2013	154	WASHINGTON AVE	64,400	202,900	267,300	257,300
012 D013001	12	2013	152	WASHINGTON AVE	64,500	84,800	149,300	149,300
012 D014001	11	2013	29	HAMMOND ST	61,400	53,200	114,600	104,600
012 D015001	56	2013	0	WHITMAN ST	4,000	-	4,000	-
012 D016001	13	2013	150	WASHINGTON AVE	31,600	215,000	246,600	246,600
012 E001001	40	2013	23	HAMMOND ST	14,400	-	14,400	14,400
012 E002001	11	2013	19	HAMMOND ST	62,600	61,900	124,500	124,500
012 E003001	40	2013	23	HAMMOND ST	12,100	-	12,100	12,100
012 E004001	12	2013	146	WASHINGTON AVE	71,000	138,300	209,300	199,300
012 E005001	11	2013	17	HAMMOND ST	69,000	109,200	178,200	168,200
012 E007001	13	2013	13	HAMMOND ST	60,900	184,400	245,300	245,300
012 E008001	11	2013	11	HAMMOND ST	59,200	61,400	120,600	110,600
012 E009001	11	2013	17	FOX ST	61,600	79,000	140,600	140,600
012 E010001	11	2013	23	FOX ST	60,100	91,800	151,900	141,900
012 E011001	11	2013	13	FOX ST	69,800	72,100	141,900	141,900
012 E012001	11	2013	9	FOX ST	62,800	73,700	136,500	126,500
012 E013001	22	2013	132	WASHINGTON AVE	115,200	113,200	228,400	228,400
012 F008001	12	2013	163	WASHINGTON AVE	110,800	114,400	225,200	225,200
012 F014001	11	2013	159	WASHINGTON AVE	105,200	65,000	170,200	160,200
012 G001001	22	2013	155	WASHINGTON AVE	136,600	28,600	165,200	165,200
012 G009001	40	2013	145	WASHINGTON AVE	43,600	-	43,600	43,600
012 G011001	11	2013	143	WASHINGTON AVE	57,100	96,100	153,200	143,200
012 G012001	12	2013	141	WASHINGTON AVE	106,000	72,600	178,600	178,600
012 G021001	11	2013	107	WALNUT ST	88,900	36,700	125,600	125,600
012 I001001	31	2013	89	ANDERSON ST	148,800	147,500	296,300	296,300
012 I002001	16	2013	42	GREENLEAF ST	73,500	799,000	872,500	872,500
012 I005001	25	2013	29	EVERETT ST	9,500	-	9,500	9,500
012 J001001	11	2013	40	FOX ST	56,900	56,800	113,700	103,700
012 J002001	11	2013	38	FOX ST	58,200	69,900	128,100	128,100
012 J003001	14	2013	34	FOX ST	63,600	245,700	309,300	309,300
012 J004001	11	2013	32	FOX ST	66,200	82,100	148,300	138,300
012 J006001	11	2013	28	WINTHROP ST	59,800	59,100	118,900	108,900
012 J007001	11	2013	15	EVERETT ST	60,800	69,500	130,300	120,300
012 J008001	11	2013	13	EVERETT ST	60,800	47,800	108,600	108,600
012 J009001	11	2013	11	EVERETT ST	60,800	62,200	123,000	113,000
012 J010001	11	2013	9	EVERETT ST	60,800	88,400	149,200	139,200
012 J011001	11	2013	5	EVERETT ST	63,100	54,100	117,200	117,200
012 J012001	11	2013	22	WINTHROP ST	60,900	57,700	118,600	118,600
012 J013001	40	2013	1	WINTHROP ST	3,000	-	3,000	3,000

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
012 K001001	40	2013	20	FOX ST	11,200	-	11,200	11,200
012 K002001	11	2013	16	FOX ST	59,500	78,600	138,100	138,100
012 K003001	11	2013	10	FOX ST	64,100	76,600	140,700	140,700
012 K004001	40	2013	8	FOX ST	7,400	-	7,400	7,400
012 K005001	13	2013	126	WASHINGTON AVE	64,600	181,300	245,900	245,900
012 K006001	21	2013	120	WASHINGTON AVE	90,900	158,100	249,000	249,000
012 K007001	11	2013	19	WINTHROP ST	63,300	65,000	128,300	128,300
012 K008001	15	2013	114	WASHINGTON AVE	69,600	312,800	382,400	382,400
012 K009001	33	2013	118	WASHINGTON AVE	111,400	169,600	281,000	281,000
012 K012001	11	2013	13	WINTHROP ST	69,100	83,600	152,700	136,700
012 K013001	14	2013	108	WASHINGTON AVE	69,300	214,900	284,200	284,200
012 K015001	21	2013	104	WASHINGTON AVE	97,800	65,800	163,600	163,600
012 K016001	11	2013	9	WINTHROP ST	60,300	75,200	135,500	125,500
012 K017001	40	2013	7	WINTHROP ST	8,800	-	8,800	8,800
012 K018001	22	2013	98	WASHINGTON AVE	85,300	148,900	234,200	234,200
012 K019001	11	2013	5	WINTHROP ST	59,300	78,600	137,900	127,900
012 K020001	11	2013	5	MADISON ST	59,700	80,400	140,100	124,100
012 K021001	11	2013	18	FOX ST	57,400	57,600	115,000	105,000
012 K023001	40	2013	11	WINTHROP ST	5,600	-	5,600	5,600
012 K024001	12	2013	102	WASHINGTON AVE	60,300	122,800	183,100	173,100
012 L001001	12	2013	83	ANDERSON ST	63,300	132,300	195,600	195,600
012 L002001	11	2013	30	EVERETT ST	60,700	59,600	120,300	120,300
012 L003001	19	2013	26	EVERETT ST	27,900	4,670	32,570	32,570
012 L004001	27	2013	40	GREENLEAF ST	100,600	108,200	208,800	208,800
012 L006001	11	2013	79	ANDERSON ST	63,400	62,500	125,900	109,900
012 L007001	11	2013	77	ANDERSON ST	63,300	101,000	164,300	154,300
012 L008001	40	2013	41	MADISON ST	9,600	-	9,600	9,600
012 L009001	40	2013	39	MADISON ST	9,600	-	9,600	9,600
012 L010001	11	2013	37	MADISON ST	60,800	76,900	137,700	127,700
012 L011032	10	2013	32	GREENLEAF ST	25,400	101,700	127,100	127,100
012 L011034	10	2013	34	GREENLEAF ST	25,400	101,700	127,100	127,100
012 L012001	11	2013	73	ANDERSON ST	57,700	61,400	119,100	109,100
012 L013001	11	2013	45	MADISON ST	58,900	67,100	126,000	116,000
012 L014001	54	2013	20	EVERETT ST	3,200	-	3,200	-
012 M001001	15	2013	39	GREENLEAF ST	69,100	360,600	429,700	429,700
012 M002001	11	2013	10	EVERETT ST	63,300	64,800	128,100	118,100
012 M003001	11	2013	12	WINTHROP ST	63,300	64,100	127,400	111,400
012 M004001	40	2013	8	WINTHROP ST	12,800	-	12,800	12,800
012 M005001	12	2013	31	GREENLEAF ST	62,300	115,500	177,800	177,800
012 M006001	11	2013	23	MADISON ST	61,800	57,300	119,100	119,100
012 M007001	11	2013	21	MADISON ST	63,100	72,500	135,600	125,600
012 M008001	11	2013	19	MADISON ST	60,800	72,500	133,300	133,300
012 M009001	11	2013	15	MADISON ST	60,800	61,900	122,700	122,700
012 M010001	11	2013	13	MADISON ST	60,800	61,600	122,400	112,400
012 M011001	56	2013	18	EVERETT ST	16,000	-	16,000	-
012 N003001	24	2013	132	ANDERSON ST	211,600	254,900	466,500	466,500
012 N004001	32	2013	114	ANDERSON ST	101,500	242,800	344,300	344,300
012 O001001	13	2013	27	GREENLEAF ST	62,600	135,100	197,700	187,700
012 O002001	14	2013	22	MADISON ST	61,000	231,000	292,000	292,000
012 O003001	12	2013	18	MADISON ST	61,000	127,500	188,500	188,500
012 O004001	11	2013	16	MADISON ST	63,100	71,500	134,600	124,600
012 O005001	11	2013	12	MADISON ST	63,300	82,000	145,300	135,300
012 O006001	54	2013	94	WASHINGTON AVE	284,000	1,273,670	1,557,670	-
012 O011001	12	2013	23	GREENLEAF ST	58,900	144,400	203,300	193,300
012 P001001	54	2013	135	WASHINGTON AVE	133,900	92,100	226,000	-
012 P004001	21	2013	131	WASHINGTON AVE	92,500	72,500	165,000	165,000
012 P007001	31	2013	121	WASHINGTON AVE	156,800	605,900	762,700	762,700
012 P013001	25	2013	113	WASHINGTON AVE	34,100	-	34,100	34,100
012 P016001	40	2013	109	WASHINGTON AVE	19,000	-	19,000	19,000
012 P018001	21	2013	105	WASHINGTON AVE	137,200	241,500	378,700	378,700
012 P019001	40	2013	101	WASHINGTON AVE	61,300	-	61,300	61,300
012 P022001	12	2013	93	WASHINGTON AVE	109,500	132,400	241,900	231,900

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
012 P029001	40	2013	111	WASHINGTON AVE	104,200	-	104,200	104,200
012 R001001	56	2013	25	MONROE ST	48,200	578,500	626,700	-
013 A001001	11	2013	21	GREENLEAF ST	68,500	69,300	137,800	137,800
013 A003001	40	2013	15	MONROE ST	9,600	-	9,600	9,600
013 A004001	11	2013	13	MONROE ST	60,800	63,600	124,400	114,400
013 B001038	10	2013	38	MONROE CT	28,900	115,600	144,500	144,500
013 B001047	10	2013	47	ANDERSON ST	28,900	115,600	144,500	144,500
013 B002001	56	2013	24	MONROE ST	103,600	381,600	485,200	-
013 B006001	13	2013	35	E OXFORD ST	62,400	185,300	247,700	247,700
013 B007001	13	2013	31	OXFORD ST	63,300	172,600	235,900	235,900
013 B008001	13	2013	27	E OXFORD ST	63,300	168,600	231,900	221,900
013 B015001	56	2013	0	OXFORD ST EXT	24,000	-	24,000	-
013 C001001	13	2013	15	GREENLEAF ST	63,600	155,600	219,200	209,200
013 C002001	13	2013	12	MONROE ST	51,000	205,200	256,200	256,200
013 C004001	54	2013	6	MONROE ST	61,200	134,700	195,900	-
013 C005001	27	2013	78	WASHINGTON AVE	76,900	230,300	307,200	307,200
013 C008001	11	2013	7	GREENLEAF ST	66,300	73,000	139,300	139,300
013 C009001	11	2013	9	OXFORD ST	68,100	64,300	132,400	122,400
013 C010001	12	2013	7	OXFORD ST EXT	67,800	99,100	166,900	156,900
013 C011001	11	2013	70	WASHINGTON AVE	67,700	84,100	151,800	141,800
013 C012001	21	2013	66	WASHINGTON AVE	75,700	172,300	248,000	248,000
013 C013001	21	2013	64	WASHINGTON AVE	68,200	28,800	97,000	97,000
013 C014001	14	2013	62	WASHINGTON AVE	59,100	144,000	203,100	203,100
013 C015001	13	2013	9	GREENLEAF ST	47,600	207,700	255,300	255,300
013 D001001	14	2013	34	OXFORD ST	108,300	157,200	265,500	265,500
013 D002001	12	2013	26	E OXFORD ST	67,600	126,500	194,100	194,100
013 D003001	11	2013	27	ANDERSON ST	61,200	89,100	150,300	150,300
013 D004001	40	2013	26	CLEEVE ST	9,000	-	9,000	9,000
013 D005001	11	2013	25	ANDERSON ST	61,000	101,200	162,200	152,200
013 D006001	12	2013	23	ANDERSON ST	60,900	172,200	233,100	233,100
013 D007001	13	2013	24	CLEEVE ST	64,500	205,800	270,300	270,300
013 D008001	13	2013	19	ANDERSON ST	63,200	218,700	281,900	281,900
013 D009001	13	2013	20	CLEEVE ST	64,400	158,000	222,400	222,400
013 D010001	10	2013	13	ANDERSON ST	33,900	135,900	169,800	159,800
013 D010002	10	2013	15	ANDERSON ST	33,600	134,200	167,800	167,800
013 D010003	10	2013	15	ANDERSON ST	33,600	134,200	167,800	167,800
013 D011001	13	2013	14	CLEEVE ST	63,600	231,300	294,900	284,900
013 D012001	13	2013	11	ANDERSON ST	58,000	155,500	213,500	213,500
013 D013001	13	2013	9	ANDERSON ST	59,700	183,000	242,700	242,700
013 D014001	40	2013	5	ANDERSON ST	4,500	-	4,500	4,500
013 D015001	14	2013	127	CUMBERLAND AVE	60,500	250,000	310,500	310,500
013 D016001	13	2013	123	CUMBERLAND AVE	68,000	152,800	220,800	210,800
013 D017001	13	2013	121	CUMBERLAND AVE	59,200	189,600	248,800	248,800
013 D018001	11	2013	10	CLEEVE ST	68,600	67,500	136,100	120,100
013 E001001	13	2013	29	CLEEVE ST	62,600	209,900	272,500	272,500
013 E002001	11	2013	18	OXFORD ST EXT	63,200	51,500	114,700	104,700
013 E003001	12	2013	10	OXFORD ST	68,900	165,100	234,000	234,000
013 E006001	12	2013	6	OXFORD ST	62,200	158,400	220,600	220,600
013 E007001	21	2013	56	WASHINGTON AVE	79,100	130,600	209,700	209,700
013 E009001	40	2013	25	CLEEVE ST	4,100	-	4,100	4,100
013 E010001	21	2013	50	WASHINGTON AVE	72,100	96,700	168,800	168,800
013 E011001	21	2013	48	WASHINGTON AVE	94,300	147,200	241,500	225,500
013 E012001	27	2013	44	WASHINGTON AVE	65,800	192,700	258,500	258,500
013 E014001	11	2013	23	CLEEVE ST	57,800	67,500	125,300	125,300
013 E015001	27	2013	40	WASHINGTON AVE	116,200	128,900	245,100	245,100
013 E016001	27	2013	38	WASHINGTON AVE	121,100	119,800	240,900	240,900
013 E017001	11	2013	15	CLEEVE ST	62,800	86,400	149,200	139,200
013 E018001	21	2013	34	WASHINGTON AVE	115,300	101,750	217,050	217,050
013 E020001	12	2013	32	WASHINGTON AVE	137,100	99,500	236,600	236,600
013 E021001	11	2013	21	CLEEVE ST	56,600	57,300	113,900	113,900
013 E022001	40	2013	42	WASHINGTON AVE	3,900	-	3,900	3,900
013 F001001	13	2013	11	CLEEVE ST	61,900	201,000	262,900	262,900

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
013 F002001	13	2013	7	CLEEVE ST	64,300	228,200	292,500	292,500
013 F003001	14	2013	115	CUMBERLAND AVE	64,200	215,100	279,300	279,300
013 F004001	21	2013	109	CUMBERLAND AVE	121,700	46,360	168,060	168,060
013 F006001	13	2013	24	WASHINGTON AVE	62,600	222,600	285,200	285,200
013 F007001	21	2013	30	WASHINGTON AVE	100,300	35,400	135,700	135,700
013 G001001	25	2013	124	MONTGOMERY ST	37,900	9,680	47,580	47,580
013 G002001	21	2013	122	CUMBERLAND AVE	100,700	175,800	276,500	276,500
013 G003001	21	2013	16	WASHINGTON AVE	150,700	134,940	285,640	285,640
013 G004001	25	2013	11	MONTGOMERY ST	31,600	6,690	38,290	38,290
013 G005001	40	2013	10	WASHINGTON AVE	61,400	-	61,400	61,400
013 G006001	15	2013	7	MONTGOMERY ST	63,700	267,800	331,500	331,500
013 G007001	40	2013	6	WASHINGTON AVE	57,300	-	57,300	57,300
013 G008001	27	2013	229	CONGRESS ST	120,300	402,300	522,600	522,600
013 G010001	21	2013	223	CONGRESS ST	118,000	388,490	506,490	506,490
013 G012001	25	2013	221	CONGRESS ST	62,900	3,750	66,650	66,650
013 H003001	25	2013	20	MARION ST	11,900	5,580	17,480	17,480
013 H006001	25	2013	85	WASHINGTON AVE	10,600	3,530	14,130	14,130
013 H007001	25	2013	83	WASHINGTON AVE	11,500	4,990	16,490	16,490
013 H008001	25	2013	0	AMITY RD	11,300	4,700	16,000	16,000
013 H009001	25	2013	0	AMITY RD	22,400	8,230	30,630	30,630
013 I020001	21	2013	43	WASHINGTON AVE	122,900	253,000	375,900	375,900
013 I030001	21	2013	21	WASHINGTON AVE	330,600	178,100	508,700	508,700
013 I043001	31	2013	59	WASHINGTON AVE	339,900	3,663,100	4,003,000	4,003,000
013 M003001	21	2013	15	WASHINGTON AVE	133,300	19,200	152,500	152,500
013 M015001	54	2013	215	CONGRESS ST	275,500	1,214,500	1,490,000	-
013 M017001	54	2013	207	CONGRESS ST	19,200	5,060	24,260	-
020 A001001	56	2013	224	CONGRESS ST	460,200	2,610	462,810	-
020 A002001	27	2013	248	CONGRESS ST	975,500	2,679,300	3,654,800	3,654,800
020 A004001	25	2013	101	INDIA ST	25,100	10,990	36,090	36,090
020 A005001	22	2013	97	INDIA ST	123,200	610,500	733,700	733,700
020 A006001	27	2013	95	INDIA ST	238,000	318,300	556,300	556,300
020 A007001	32	2013	63	FEDERAL ST	139,200	206,200	345,400	345,400
020 A008001	54	2013	105	INDIA ST	139,200	358,800	498,000	-
020 B001001	13	2013	24	MOUNTFORT ST	57,000	142,000	199,000	199,000
020 B002001	22	2013	65	NEWBURY ST	75,500	200,200	275,700	275,700
020 B003001	40	2013	6	FEDERAL ST	4,400	-	4,400	4,400
020 B004001	27	2013	69	NEWBURY ST	76,800	202,200	279,000	279,000
020 B005001	54	2013	73	NEWBURY ST	111,700	45,700	157,400	-
020 B007001	11	2013	77	NEWBURY ST	62,300	84,300	146,600	146,600
020 B008001	13	2013	81	NEWBURY ST	62,800	201,100	263,900	263,900
020 B009001	40	2013	18	FEDERAL ST	5,400	-	5,400	5,400
020 B010001	11	2013	83	NEWBURY ST	59,900	78,000	137,900	127,900
020 B011001	13	2013	26	FEDERAL ST	67,900	238,200	306,100	306,100
020 B012001	11	2013	87	NEWBURY ST	59,200	78,200	137,400	121,400
020 B013001	15	2013	49	HANCOCK ST	63,100	295,400	358,500	358,500
020 B014001	15	2013	45	HANCOCK ST	69,000	217,800	286,800	286,800
020 B015001	12	2013	89	NEWBURY ST	59,100	106,300	165,400	165,400
020 B016001	12	2013	95	NEWBURY ST	59,500	115,900	175,400	175,400
020 B017001	12	2013	97	NEWBURY ST	60,700	164,000	224,700	224,700
020 B018001	11	2013	16	FEDERAL ST	58,700	106,500	165,200	165,200
020 C001001	25	2013	62	NEWBURY ST	21,600	4,540	26,140	26,140
020 C002001	12	2013	12	MOUNTFORT ST	64,300	142,800	207,100	207,100
020 C005001	15	2013	70	NEWBURY ST	67,600	432,800	500,400	500,400
020 D001001	13	2013	50	HANCOCK ST	58,700	186,100	244,800	244,800
020 D002001	13	2013	36	FEDERAL ST	61,600	188,700	250,300	250,300
020 D008001	13	2013	52	FEDERAL ST	99,500	274,300	373,800	373,800
020 D009001	15	2013	56	FEDERAL ST	64,800	411,700	476,500	476,500
020 D010001	27	2013	85	INDIA ST	123,900	299,800	423,700	423,700
020 D01100A	10	2013	50	FEDERAL ST	108,100	432,500	540,600	530,600
020 D01100B	10	2013	48	FEDERAL ST	92,300	369,400	461,700	451,700
020 D01100C	10	2013	46	FEDERAL ST	99,700	398,600	498,300	488,300
020 D01100D	10	2013	44	FEDERAL ST	99,700	398,600	498,300	488,300

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
020 D01100E	10	2013	42	FEDERAL ST	99,700	398,600	498,300	498,300
020 D01100F	10	2013	40	FEDERAL ST	99,700	398,600	498,300	498,300
020 D01100G	10	2013	38	FEDERAL ST	99,700	398,600	498,300	482,300
020 D012001	12	2013	48	HANCOCK ST	57,300	83,100	140,400	140,400
020 D013001	25	2013	40	HANCOCK ST	82,800	30,590	113,390	113,390
020 D022001	12	2013	123	NEWBURY ST	57,700	189,600	247,300	247,300
020 D023001	12	2013	125	NEWBURY ST	58,600	170,400	229,000	229,000
020 D024001	40	2013	71	INDIA ST	25,100	-	25,100	25,100
020 D025001	12	2013	66	FEDERAL ST	58,400	165,300	223,700	223,700
020 D029001	21	2013	129	NEWBURY ST	69,400	139,500	208,900	208,900
020 D031001	21	2013	71	INDIA ST	400,400	185,800	586,200	586,200
020 D032001	25	2013	113	NEWBURY ST	131,600	28,130	159,730	159,730
020 E009001	17	2013	1	MIDDLE ST	981,600	1,491,200	2,472,800	2,472,800
020 E019001	21	2013	67	INDIA ST	112,900	95,200	208,100	208,100
020 E020001	54	2013	65	INDIA ST	171,600	280,500	452,100	-
020 E021001	27	2013	61	INDIA ST	123,400	183,500	306,900	306,900
020 E022001	32	2013	57	INDIA ST	11,400	5,300	16,700	16,700
020 E023001	21	2013	25	MIDDLE ST	106,300	501,800	608,100	608,100
020 E026001	21	2013	47	INDIA ST	225,900	272,800	498,700	498,700
020 E029001	17	2013	21	MIDDLE ST	981,600	1,602,300	2,583,900	2,583,900
020 F021001	21	2013	45	INDIA ST	185,000	223,200	408,200	408,200
020 F027001	25	2013	37	INDIA ST	81,200	21,780	102,980	102,980
021 A001001	25	2013	119	PEARL ST	4,181,700	84,200	4,265,900	4,265,900
021 A012001	56	2013	214	CUMBERLAND AVE	18,200	-	18,200	-
021 D005001	16	2013	113	FRANKLIN ST	69,700	1,059,600	1,129,300	1,129,300
021 D007001	53	2013	313	CONGRESS ST	360,100	1,204,200	1,564,300	-
021 D008001	53	2013	307	CONGRESS ST	1,702,700	4,971,350	6,674,050	-
021 D009001	11	2013	307	CONGRESS ST	85,000	972,700	1,057,700	223,270
021 E001001	25	2013	170	CUMBERLAND AVE	21,000	4,410	25,410	25,410
021 E002001	21	2013	166	CUMBERLAND AVE	80,900	129,000	209,900	209,900
021 E003001	15	2013	21	LOCUST ST	63,400	297,800	361,200	361,200
021 E004001	15	2013	11	LOCUST ST	74,700	293,500	368,200	368,200
021 E007001	53	2013	281	CONGRESS ST	221,400	414,500	635,900	-
021 E008001	53	2013	279	CONGRESS ST	57,700	101,400	159,100	-
021 E009001	15	2013	160	CUMBERLAND AVE	69,000	334,300	403,300	403,300
021 E011001	14	2013	158	CUMBERLAND AVE	62,300	182,700	245,000	245,000
021 E012001	12	2013	156	CUMBERLAND AVE	62,000	136,500	198,500	198,500
021 E014001	13	2013	152	CUMBERLAND AVE	60,900	207,200	268,100	268,100
021 E015001	54	2013	148	CUMBERLAND AVE	8,500	-	8,500	-
021 E018001	21	2013	273	CONGRESS ST	155,700	822,400	978,100	978,100
021 E019001	53	2013	267	CONGRESS ST	243,100	203,680	446,780	-
021 E023001	13	2013	12	SMITH ST	66,500	209,200	275,700	275,700
021 E024001	54	2013	263	CONGRESS ST	15,000	10,470	25,470	-
021 E028001	14	2013	277	CONGRESS ST	63,900	189,300	253,200	253,200
021 E029001	13	2013	20	SMITH ST	65,100	202,200	267,300	267,300
021 F001001	21	2013	142	CUMBERLAND AVE	112,100	141,400	253,500	253,500
021 F002001	56	2013	136	CUMBERLAND AVE	77,600	4,200	81,800	-
021 F006001	21	2013	251	CONGRESS ST	107,400	158,600	266,000	266,000
021 F009001	27	2013	247	CONGRESS ST	177,100	735,300	912,400	912,400
021 F011001	13	2013	130	CUMBERLAND AVE	61,100	198,600	259,700	259,700
021 F012001	13	2013	12	MONTGOMERY ST	61,000	177,600	238,600	228,600
021 F013001	11	2013	8	MONTGOMERY ST	60,200	63,100	123,300	113,300
021 F016001	21	2013	239	CONGRESS ST	88,700	65,700	154,400	154,400
021 F017001	27	2013	235	CONGRESS ST	112,300	220,000	332,300	332,300
021 F018001	11	2013	132	CUMBERLAND AVE	59,400	70,000	129,400	129,400
021 F020001	13	2013	11	SMITH ST	62,100	212,300	274,400	258,400
021 F021001	21	2013	249	CONGRESS ST	50,200	72,100	122,300	122,300
021 F023001	21	2013	241	CONGRESS ST	77,200	249,200	326,400	326,400
021 F024001	40	2013	241	CONGRESS ST	8,100	-	8,100	8,100
022 F001001	56	2013	54	LANCASTER ST	275,100	156,800	431,900	-
022 F023001	56	2013	2	BOYD ST	115,500	4,380	119,880	-
022 H001001	56	2013	70	OXFORD ST	118,300	1,132,400	1,250,700	-

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
022 H023001	27	2013	12	MAYO ST	65,400	181,800	247,200	247,200
022 H024001	21	2013	171	CUMBERLAND AVE	92,900	171,500	264,400	264,400
022 H025001	54	2013	169	CUMBERLAND AVE	12,100	-	12,100	-
022 H026001	54	2013	165	CUMBERLAND AVE	106,600	376,300	482,900	-
022 H028001	12	2013	8	MAYO ST	58,900	145,400	204,300	194,300
022 I001001	56	2013	33	MAYO ST	88,700	119,600	208,300	-
022 I003001	15	2013	47	BOYD ST	69,600	495,100	564,700	564,700
022 I004001	56	2013	43	BOYD ST	12,300	-	12,300	-
022 I005001	11	2013	38	MAYO ST	67,000	110,800	177,800	167,800
022 I010001	13	2013	49	MAYO ST	65,800	158,500	224,300	224,300
022 I011001	11	2013	78	SMITH ST	61,700	86,500	148,200	148,200
022 I012001	12	2013	76	SMITH ST	60,400	93,800	154,200	154,200
022 I013001	19	2013	45	MAYO ST	11,500	12,600	24,100	24,100
022 I014001	40	2013	43	MAYO ST	61,700	-	61,700	61,700
022 I015001	40	2013	61	OXFORD ST R	7,000	-	7,000	7,000
022 I016001	11	2013	74	SMITH ST	61,600	63,000	124,600	124,600
022 I017001	11	2013	70	SMITH ST	62,900	59,800	122,700	122,700
022 I018001	12	2013	41	MAYO ST	61,000	80,500	141,500	141,500
022 I019001	13	2013	35	MAYO ST	61,400	222,400	283,800	283,800
022 I020001	11	2013	63	E OXFORD ST	60,000	84,100	144,100	134,100
022 I022001	19	2013	57	OXFORD ST	14,600	-	14,600	14,600
022 I023001	11	2013	61	E OXFORD ST	56,700	66,100	122,800	112,800
022 I025001	13	2013	68	SMITH ST	58,900	186,800	245,700	245,700
022 I026001	13	2013	66	SMITH ST	58,200	179,200	237,400	237,400
022 I027001	12	2013	62	SMITH ST	58,600	160,200	218,800	218,800
022 I030001	56	2013	80	SMITH ST	331,300	2,368,500	2,699,800	-
022 J001066	10	2013	66	E OXFORD ST	24,500	98,200	122,700	122,700
022 J001068	10	2013	68	E OXFORD ST	25,100	100,400	125,500	125,500
022 J005001	11	2013	58	E OXFORD ST	68,600	99,200	167,800	157,800
022 J007001	12	2013	52	SMITH ST	68,300	140,100	208,400	208,400
022 J008001	11	2013	23	MAYO ST	66,800	120,100	186,900	186,900
022 J011001	11	2013	21	MAYO ST	65,800	144,700	210,500	200,500
022 J012001	10	2013	13	MAYO ST	31,000	124,000	155,000	155,000
022 J012002	10	2013	13	MAYO ST	25,900	103,600	129,500	129,500
022 J012003	10	2013	15	MAYO ST	25,900	103,400	129,300	129,300
022 J013001	13	2013	46	SMITH ST	63,300	169,600	232,900	232,900
022 J014001	12	2013	42	SMITH ST	64,300	124,800	189,100	189,100
022 J016001	12	2013	11	MAYO ST	63,700	177,800	241,500	241,500
022 J018001	12	2013	38	SMITH ST	62,700	140,900	203,600	203,600
022 J019001	12	2013	9	MAYO ST	60,800	130,500	191,300	191,300
022 J020001	11	2013	32	SMITH ST	66,400	129,400	195,800	195,800
022 J021001	13	2013	36	SMITH ST	62,700	178,700	241,400	231,400
022 J023001	13	2013	5	MAYO ST	60,400	155,400	215,800	215,800
022 J024001	13	2013	163	CUMBERLAND AVE	57,400	39,700	97,100	97,100
022 J025001	13	2013	161	CUMBERLAND AVE	58,800	176,200	235,000	235,000
022 J026001	13	2013	155	CUMBERLAND AVE	64,500	180,000	244,500	244,500
022 J027001	40	2013	153	CUMBERLAND AVE	13,100	-	13,100	13,100
022 J028001	13	2013	151	CUMBERLAND AVE	60,000	135,900	195,900	195,900
022 J029001	14	2013	149	CUMBERLAND AVE	58,500	185,300	243,800	243,800
022 K001001	11	2013	12	E LANCASTER ST	60,100	72,200	132,300	132,300
022 K002001	11	2013	77	SMITH ST	60,900	72,100	133,000	123,000
022 K003001	12	2013	10	E LANCASTER ST	65,600	132,200	197,800	197,800
022 K004002	10	2013	2	E LANCASTER ST	14,600	58,600	73,200	73,200
022 K004006	10	2013	6	E LANCASTER ST	14,600	58,600	73,200	63,200
022 K007001	56	2013	38	ANDERSON ST	98,600	737,900	836,500	-
022 K020001	11	2013	79	SMITH ST	64,000	77,300	141,300	131,300
022 L001001	16	2013	47	SMITH ST	114,100	1,187,900	1,302,000	1,302,000
022 L004001	10	2013	32	ANDERSON ST	22,500	90,100	112,600	112,600
022 L004002	10	2013	32	ANDERSON ST	22,100	88,600	110,700	110,700
022 L004003	10	2013	32	ANDERSON ST	22,900	91,700	114,600	114,600
022 L007001	13	2013	26	ANDERSON ST	64,900	191,600	256,500	256,500
022 L008001	11	2013	22	ANDERSON ST	59,200	109,600	168,800	168,800

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
022 L010001	12	2013	45	SMITH ST	67,900	128,300	196,200	186,200
022 L011001	12	2013	41	SMITH ST	67,800	152,100	219,900	219,900
022 L012001	13	2013	18	ANDERSON ST	64,700	274,600	339,300	339,300
022 L013001	13	2013	14	ANDERSON ST	63,600	189,600	253,200	253,200
022 L014001	14	2013	37	SMITH ST	68,500	207,900	276,400	276,400
022 L015001	11	2013	12	ANDERSON ST	62,700	77,500	140,200	130,200
022 L016001	13	2013	33	SMITH ST	65,900	186,700	252,600	242,600
022 L017001	27	2013	145	CUMBERLAND AVE	63,300	225,600	288,900	288,900
022 L018001	13	2013	141	CUMBERLAND AVE	62,000	191,300	253,300	253,300
022 L019001	14	2013	139	CUMBERLAND AVE	67,800	220,200	288,000	288,000
022 L024001	11	2013	8	ANDERSON ST	61,800	92,300	154,100	154,100
023 A001001	56	2013	44	DIAMOND ST	122,000	-	122,000	-
023 A002001	27	2013	34	DIAMOND ST	301,600	2,390,400	2,692,000	2,692,000
023 A003001	40	2013	257	MARGINAL WAY	47,800	-	47,800	47,800
023 A004001	25	2013	137	NORTH BOYD ST	4,800	3,190	7,990	7,990
023 A005001	40	2013	293	MARGINAL WAY	178,800	-	178,800	178,800
023 A005002	27	2013	50	DIAMOND ST	-	769,800	769,800	769,800
023 A008001	33	2013	109	FOX ST	291,800	958,100	1,249,900	1,249,900
023 B001001	56	2013	92	ANDERSON ST	341,500	-	341,500	-
023 B003001	11	2013	86	ANDERSON ST	68,400	82,900	151,300	141,300
023 B007001	12	2013	80	ANDERSON ST	68,500	135,700	204,200	204,200
023 B011001	40	2013	78	ANDERSON ST	6,000	-	6,000	6,000
023 B013001	11	2013	76	ANDERSON ST	67,800	102,400	170,200	160,200
023 B021001	11	2013	1	E LANCASTER ST	70,800	90,400	161,200	151,200
023 B032001	56	2013	90	ANDERSON ST	123,700	61,300	185,000	-
023 B034001	56	2013	0	ANDERSON ST	12,700	-	12,700	-
023 E001001	31	2013	31	DIAMOND ST	159,200	1,044,800	1,204,000	1,204,000
023 E002001	27	2013	315	MARGINAL WAY	229,000	2,704,100	2,933,100	2,933,100
023 E006001	32	2013	11	DIAMOND ST	174,400	1,049,200	1,223,600	1,223,600
023 E009001	25	2013	21	DIAMOND ST	53,400	23,690	77,090	77,090
023 E010001	31	2013	35	DIAMOND ST	161,500	959,600	1,121,100	1,121,100
024 A001001	33	2013	129	FOX ST	150,400	270,500	420,900	420,900
024 A002001	25	2013	139	FOX ST	203,900	4,070	207,970	207,970
024 A005001	56	2013	0	FRANKLIN ST	65,100	-	65,100	-
024 A006001	56	2013	235	MARGINAL WAY	108,800	-	108,800	-
024 A019001	24	2013	126	NORTH BOYD ST	151,500	380,500	532,000	532,000
024 A030001	56	2013	235	FRANKLIN ST	167,000	1,244,800	1,411,800	-
024 A034001	40	2013	241	MARGINAL WAY	2,800	-	2,800	2,800
024 A037001	56	2013	243	MARGINAL WAY	500	-	500	-
024 B006001	56	2013	128	FOX ST	137,400	959,100	1,096,500	-
024 B008001	56	2013	65	LANCASTER ST	500	-	500	-
027 A014001	25	2013	7	PREBLE ST	37200	19850	57050	57,050
027 A015001	22	2013	465	CONGRESS ST	327900	4918100	5246000	4,928,900
027 A016001	25	2013	465	CONGRESS ST	212200	4880	217080	217,080
027 B002001	22	2013	443	CONGRESS ST	369100	2604300	2973400	2,973,400
027 B004001	27	2013	439	CONGRESS ST	533000	3201300	3734300	3,734,300
027 B007001	22	2013	415	CONGRESS ST	362600	3134400	3497000	3,497,000
027 C002001	27	2013	17	CHESTNUT ST	104500	90700	195200	195,200
027 C010001	20	2013	21	CHESTNUT ST	32800	131000	163800	163,800
027 C010002	20	2013	21	CHESTNUT ST	39800	159200	199000	199,000
027 C01002E	10	2013	21	CHESTNUT ST	32200	128900	161100	151,100
027 C01002N	10	2013	21	CHESTNUT ST	33900	135600	169500	169,500
027 C01002S	10	2013	21	CHESTNUT ST	32200	128900	161100	161,100
027 C01002W	10	2013	21	CHESTNUT ST	33900	135600	169500	169,500
027 C01003E	10	2013	21	CHESTNUT ST	32900	131500	164400	164,400
027 C01003N	10	2013	21	CHESTNUT ST	37100	148400	185500	175,500
027 C01003S	10	2013	21	CHESTNUT ST	32900	131500	164400	154,400
027 C01003W	10	2013	21	CHESTNUT ST	37100	148400	185500	185,500
027 C01004E	10	2013	21	CHESTNUT ST	36100	144400	180500	180,500
027 C01004N	10	2013	21	CHESTNUT ST	40300	161300	201600	191,600
027 C01004S	10	2013	21	CHESTNUT ST	36100	144400	180500	180,500
027 C01004W	10	2013	21	CHESTNUT ST	40300	161300	201600	201,600

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
027 C01005E	10	2013	21	CHESTNUT ST	38700	154700	193400	193,400
027 C01005N	10	2013	21	CHESTNUT ST	44600	178400	223000	213,000
027 C01005S	10	2013	21	CHESTNUT ST	38700	154700	193400	193,400
027 C01005W	10	2013	21	CHESTNUT ST	44600	178400	223000	223,000
027 C01006E	10	2013	21	CHESTNUT ST	41300	165000	206300	206,300
027 C01006N	10	2013	21	CHESTNUT ST	45300	181300	226600	206,600
027 C01006S	10	2013	21	CHESTNUT ST	41300	165000	206300	206,300
027 C01006W	10	2013	21	CHESTNUT ST	45300	181300	226600	226,600
027 C01007E	10	2013	21	CHESTNUT ST	50200	201200	251400	251,400
027 C01007N	10	2013	21	CHESTNUT ST	45300	181200	226500	216,500
027 C01007S	10	2013	21	CHESTNUT ST	49300	197000	246300	246,300
027 C01007W	10	2013	21	CHESTNUT ST	53300	213300	266600	266,600
027 C01008N	10	2013	21	CHESTNUT ST	66000	264000	330000	320,000
027 C01008S	10	2013	21	CHESTNUT ST	65000	260000	325000	325,000
027 C01008W	10	2013	21	CHESTNUT ST	62600	250300	312900	312,900
027 C0102NW	10	2013	21	CHESTNUT ST	32900	131400	164300	164,300
027 C0102SE	10	2013	21	CHESTNUT ST	31400	125400	156800	156,800
027 C0103NW	10	2013	21	CHESTNUT ST	36300	145100	181400	181,400
027 C0103SE	10	2013	21	CHESTNUT ST	32900	131600	164500	164,500
027 C0104NW	10	2013	21	CHESTNUT ST	39400	157400	196800	196,800
027 C0104SE	10	2013	21	CHESTNUT ST	33900	135400	169300	169,300
027 C0105NW	10	2013	21	CHESTNUT ST	43800	175200	219000	219,000
027 C0105SE	10	2013	21	CHESTNUT ST	36400	145400	181800	181,800
027 C0106NW	10	2013	21	CHESTNUT ST	44500	177900	222400	212,400
027 C0106SE	10	2013	21	CHESTNUT ST	37900	151700	189600	189,600
027 C011001	27	2013	15	CHESTNUT ST	164800	1645000	1809800	1,809,800
027 D001001	32	2013	385	CONGRESS ST	1405600	943940	2349540	2,349,540
027 F001001	22	2013	50	MONUMENT SQ	309,300	2,857,100	3,166,400	3,166,400
027 F002001	10	2013	28	MONUMENT SQ	154,200	616,700	770,900	760,900
027 F002002	10	2013	28	MONUMENT SQ	113,300	453,300	566,600	566,600
027 F002003	20	2013	28	MONUMENT SQ	46,500	185,800	232,300	232,300
027 F002004	20	2013	28	MONUMENT SQ	49,300	197,000	246,300	246,300
027 F002005	20	2013	28	MONUMENT SQ	23,300	93,000	116,300	116,300
027 F003001	21	2013	22	MONUMENT SQ	205,800	1,473,900	1,679,700	1,679,700
027 F004001	25	2013	6	MONUMENT SQ	180,500	6,500	187,000	187,000
027 F005001	21	2013	18	MONUMENT SQ	139,600	435,100	574,700	574,700
027 F006001	21	2013	16	MONUMENT SQ	162,700	544,000	706,700	706,700
027 F009001	21	2013	121	CENTER ST	452,600	1,036,700	1,489,300	1,489,300
027 F011001	21	2013	1	MONUMENT WAY	513,300	2,952,200	3,465,500	3,465,500
027 F014001	19	2013	0	MONUMENT SQ	30,100	1,600	31,700	31,700
027 F023001	27	2013	30	CITY CTR	133,900	170,800	304,700	304,700
027 F024001	21	2013	28	CITY CTR	134,200	189,400	323,600	323,600
027 F026001	21	2013	26	CITY CTR	160,900	466,800	627,700	627,700
027 F027001	22	2013	24	CITY CTR	165,200	741,600	906,800	906,800
027 F028001	25	2013	41	FREE ST	113,700	4,220	117,920	117,920
027 F029001	25	2013	23	FREE ST	1,002,300	5,582,400	6,584,700	6,584,700
027 G001001	56	2013	456	CONGRESS ST	470,400	-	470,400	-
028 A001001	56	2013	380	CONGRESS ST	1,616,700	750,300	2,367,000	-
028 B001001	56	2013	350	CONGRESS ST	130,900	157,550	288,450	-
028 C002001	21	2013	316	CONGRESS ST	86,700	208,900	295,600	295,600
028 C004001	16	2013	312	CONGRESS ST	68,000	828,300	896,300	896,300
028 C005001	6	2013	306	CONGRESS ST	64,000	264,400	328,400	328,400
028 C006001	12	2013	68	HAMPSHIRE ST	59,300	165,500	224,800	214,800
028 C009001	15	2013	62	HAMPSHIRE ST	67,600	226,800	294,400	284,400
028 C010001	14	2013	60	HAMPSHIRE ST	68,200	287,600	355,800	355,800
028 C013001	24	2013	56	HAMPSHIRE ST	227,400	111,200	338,600	338,600
028 C018001	25	2013	316	CONGRESS ST	45,400	1,330	46,730	46,730
028 D001001	21	2013	51	HAMPSHIRE ST	323,700	418,400	742,100	742,100
028 D003001	21	2013	290	CONGRESS ST	633,700	599,100	1,232,800	1,232,800
028 D008001	54	2013	284	CONGRESS ST	134,800	220,900	355,700	-
028 D010001	54	2013	272	CONGRESS ST	195,500	3,570,200	3,765,700	-
028 D014001	15	2013	98	INDIA ST	70,400	412,100	482,500	482,500

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
028 D024001	13	2013	75	FEDERAL ST	60,800	202,100	262,900	262,900
028 D025001	13	2013	73	FEDERAL ST	60,400	202,100	262,500	262,500
028 D026001	27	2013	69	FEDERAL ST	66,500	360,600	427,100	427,100
028 E001001	56	2013	168	FEDERAL ST	1,538,900	8,444,700	9,983,600	-
028 F001001	56	2013	142	FEDERAL ST	1,870,100	19,638,590	21,508,690	-
028 I004001	13	2013	100	FEDERAL ST	66,600	200,900	267,500	267,500
028 I005001	15	2013	96	FEDERAL ST	61,200	297,300	358,500	358,500
028 I006001	13	2013	42	HAMPSHIRE ST	61,500	181,000	242,500	242,500
028 I009001	13	2013	169	NEWBURY ST	62,900	214,900	277,800	277,800
028 I010001	12	2013	167	NEWBURY ST	63,000	131,900	194,900	194,900
028 I011001	13	2013	36	HAMPSHIRE ST	62,600	161,700	224,300	224,300
028 I012001	12	2013	32	HAMPSHIRE ST	60,100	150,200	210,300	210,300
028 I013001	56	2013	104	FEDERAL ST	2,400	-	2,400	-
028 J001001	53	2013	88	FEDERAL ST	226,600	409,400	636,000	-
028 J002001	53	2013	78	FEDERAL ST	554,200	700,100	1,254,300	-
028 J003001	11	2013	72	FEDERAL ST	68,600	249,600	318,200	159,100
028 J006001	15	2013	78	INDIA ST	68,600	388,500	457,100	457,100
028 J007001	12	2013	39	HAMPSHIRE ST	56,800	90,800	147,600	147,600
028 J009001	14	2013	33	HAMPSHIRE ST	62,100	271,700	333,800	333,800
028 J010001	53	2013	157	NEWBURY ST	67,600	-	67,600	-
028 J011001	21	2013	145	NEWBURY ST	281,800	402,600	684,400	684,400
028 J013001	12	2013	76	INDIA ST	66,100	205,600	271,700	271,700
028 J014001	13	2013	139	NEWBURY ST	62,300	263,100	325,400	325,400
028 J015001	20	2013	137	NEWBURY ST	35,900	143,400	179,300	179,300
028 J015002	10	2013	137	NEWBURY ST	32,400	129,700	162,100	162,100
028 J015003	10	2013	137	NEWBURY ST	31,800	127,100	158,900	158,900
028 J015004	20	2013	137	NEWBURY ST	11,900	47,600	59,500	59,500
028 J017001	25	2013	143	NEWBURY ST	33,000	4,650	37,650	37,650
028 K001001	21	2013	77	MARKET ST	308,300	1,339,200	1,647,500	1,647,500
028 K002001	22	2013	66	PEARL ST	927,200	3,057,000	3,984,200	3,984,200
028 K003001	22	2013	75	MARKET ST	424,600	3,219,300	3,643,900	3,643,900
028 L002001	56	2013	0	NEWBURY ST	62,900	-	62,900	-
028 L005001	20	2013	75	PEARL ST	125,000	895,700	1,020,700	1,020,700
028 L00502A	20	2013	75	PEARL ST	64,000	507,300	571,300	571,300
028 L00502B	20	2013	75	PEARL ST	50,000	399,000	449,000	449,000
028 L00503A	20	2013	75	PEARL ST	40,000	312,000	352,000	352,000
028 L00503B	20	2013	75	PEARL ST	52,000	409,900	461,900	461,900
028 L00504A	20	2013	75	PEARL ST	40,000	312,000	352,000	352,000
028 L00504B	20	2013	75	PEARL ST	65,000	506,300	571,300	571,300
028 L007001	24	2013	131	MIDDLE ST	399,500	1,769,300	2,168,800	2,168,800
028 M001001	56	2013	192	NEWBURY ST	942,500	3,425,100	4,367,600	-
028 M005001	21	2013	121	MIDDLE ST	408,200	2,330,100	2,738,300	2,738,300
028 N001001	56	2013	109	MIDDLE ST	1,490,700	5,716,700	7,207,400	-
028 N009001	21	2013	115	MIDDLE ST	244,700	403,600	648,300	648,300
028 N010001	21	2013	111	MIDDLE ST	134,300	65,800	200,100	200,100
028 O003001	13	2013	160	NEWBURY ST	62,400	218,700	281,100	281,100
028 O004001	12	2013	28	HAMPSHIRE ST	56,800	89,700	146,500	136,500
028 O005001	12	2013	26	HAMPSHIRE ST	57,700	160,000	217,700	217,700
028 O008001	13	2013	24	HAMPSHIRE ST	61,900	235,600	297,500	297,500
028 O011001	22	2013	77	MIDDLE ST	135,700	350,900	486,600	486,600
028 O015001	21	2013	20	HAMPSHIRE ST	73,600	59,400	133,000	133,000
028 O016001	21	2013	18	HAMPSHIRE ST	65,400	43,400	108,800	108,800
028 O017001	56	2013	83	MIDDLE ST	277,800	-	277,800	-
028 P001001	11	2013	154	NEWBURY ST	57,100	196,200	253,300	253,300
028 P002001	40	2013	150	NEWBURY ST	58,900	-	58,900	58,900
028 P003001	10	2013	23	HAMPSHIRE ST	58,400	233,700	292,100	292,100
028 P003002	10	2013	23	HAMPSHIRE ST	59,500	238,000	297,500	297,500
028 P003003	10	2013	23	HAMPSHIRE ST	59,900	239,500	299,400	299,400
028 P004001	40	2013	148	NEWBURY ST	60,000	-	60,000	60,000
028 P005001	12	2013	148	NEWBURY ST	60,100	159,600	219,700	209,700
028 P006001	12	2013	146	NEWBURY ST	60,300	137,900	198,200	188,200
028 P007001	12	2013	142	NEWBURY ST	59,900	135,600	195,500	185,500

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
028 P008001	25	2013	62	INDIA ST	249,500	25,150	274,650	274,650
028 P010001	25	2013	63	MIDDLE ST	158,800	17,580	176,380	176,380
028 P013001	21	2013	59	MIDDLE ST	192,400	376,800	569,200	569,200
028 P015001	21	2013	50	INDIA ST	238,400	98,500	336,900	336,900
028 P016001	27	2013	45	MIDDLE ST	68,700	140,600	209,300	209,300
028 P021001	27	2013	47	MIDDLE ST	68,900	252,800	321,700	321,700
028 P022001	27	2013	41	MIDDLE ST	68,100	174,200	242,300	242,300
029 A00101A	20	2013	150	MIDDLE ST	40,000	288,300	328,300	328,300
029 A00101B	20	2013	150	MIDDLE ST	36,000	293,700	329,700	329,700
029 A00101C	20	2013	150	MIDDLE ST	32,500	258,200	290,700	290,700
029 A00101D	20	2013	150	MIDDLE ST	32,500	258,200	290,700	290,700
029 A00102A	10	2013	150	MIDDLE ST	35,700	142,700	178,400	168,400
029 A00102B	10	2013	150	MIDDLE ST	30,200	120,600	150,800	150,800
029 A00102C	10	2013	150	MIDDLE ST	31,800	127,100	158,900	158,900
029 A00102D	10	2013	150	MIDDLE ST	30,700	122,700	153,400	143,400
029 A00102E	10	2013	150	MIDDLE ST	33,500	133,900	167,400	167,400
029 A00102F	10	2013	150	MIDDLE ST	33,400	133,400	166,800	166,800
029 A00102G	10	2013	150	MIDDLE ST	28,700	114,600	143,300	143,300
029 A00102H	10	2013	150	MIDDLE ST	35,700	142,700	178,400	168,400
029 A00102I	10	2013	150	MIDDLE ST	29,900	119,700	149,600	139,600
029 A00102J	10	2013	150	MIDDLE ST	27,400	109,700	137,100	137,100
029 A00102K	10	2013	150	MIDDLE ST	32,200	128,700	160,900	160,900
029 A00103A	10	2013	150	MIDDLE ST	35,700	142,700	178,400	178,400
029 A00103B	10	2013	150	MIDDLE ST	30,200	120,600	150,800	150,800
029 A00103C	10	2013	150	MIDDLE ST	31,800	127,100	158,900	158,900
029 A00103D	10	2013	150	MIDDLE ST	30,700	122,700	153,400	153,400
029 A00103E	10	2013	150	MIDDLE ST	33,500	133,900	167,400	167,400
029 A00103F	10	2013	150	MIDDLE ST	33,400	133,400	166,800	166,800
029 A00103G	10	2013	150	MIDDLE ST	28,700	114,600	143,300	143,300
029 A00103H	10	2013	150	MIDDLE ST	31,200	124,600	155,800	155,800
029 A00103I	10	2013	150	MIDDLE ST	29,900	119,700	149,600	149,600
029 A00103J	10	2013	150	MIDDLE ST	27,400	109,700	137,100	137,100
029 A00103K	10	2013	150	MIDDLE ST	32,200	128,700	160,900	160,900
029 A00104A	10	2013	150	MIDDLE ST	35,700	142,700	178,400	178,400
029 A00104B	10	2013	150	MIDDLE ST	30,200	120,600	150,800	150,800
029 A00104C	10	2013	150	MIDDLE ST	31,800	127,100	158,900	158,900
029 A00104D	10	2013	150	MIDDLE ST	30,700	122,700	153,400	153,400
029 A00104E	10	2013	150	MIDDLE ST	33,500	133,900	167,400	167,400
029 A00104F	10	2013	150	MIDDLE ST	33,400	133,400	166,800	166,800
029 A00104G	10	2013	150	MIDDLE ST	28,700	114,600	143,300	143,300
029 A00104H	10	2013	150	MIDDLE ST	31,200	124,600	155,800	145,800
029 A00104I	10	2013	150	MIDDLE ST	29,900	119,700	149,600	149,600
029 A00104J	10	2013	150	MIDDLE ST	27,400	109,700	137,100	137,100
029 A00104K	10	2013	150	MIDDLE ST	32,200	128,700	160,900	160,900
029 A00105A	20	2013	150	MIDDLE ST	159,900	639,400	799,300	799,300
029 A00105B	10	2013	150	MIDDLE ST	80,600	322,300	402,900	402,900
029 A0010BA	20	2013	150	MIDDLE ST	21,000	167,500	188,500	188,500
029 A0010BB	20	2013	150	MIDDLE ST	21,000	167,500	188,500	188,500
029 A001P01	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P02	10	2013	150	MIDDLE ST	500	4,600	5,100	5,100
029 A001P03	10	2013	150	MIDDLE ST	1,000	9,400	10,400	10,400
029 A001P04	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P05	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P06	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P07	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P08	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P09	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P10	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P11	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P12	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P13	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P14	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
029 A001P15	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P16	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P17	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P18	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P19	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P20	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P21	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P22	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P23	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P24	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P25	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P26	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P27	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P28	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A001P29	10	2013	150	MIDDLE ST	1,000	9,100	10,100	10,100
029 A003001	22	2013	5	MILK ST	350,400	2,211,500	2,561,900	2,561,900
029 B001001	21	2013	37	SILVER ST	165,000	355,400	520,400	520,400
029 B002001	22	2013	4	MILK ST	312,200	1,102,100	1,414,300	1,414,300
029 B003001	25	2013	25	SILVER ST	574,300	26,250	600,550	600,550
029 B004001	10	2013	341	FORE ST	30,200	120,800	151,000	151,000
029 B004002	10	2013	341	FORE ST	25,500	101,900	127,400	127,400
029 B004003	10	2013	341	FORE ST	29,400	117,400	146,800	146,800
029 B004004	10	2013	341	FORE ST	28,100	112,600	140,700	140,700
029 B004005	10	2013	341	FORE ST	25,700	102,900	128,600	128,600
029 B004006	10	2013	341	FORE ST	29,800	119,300	149,100	139,100
029 B004007	10	2013	341	FORE ST	28,100	112,600	140,700	130,700
029 B004008	10	2013	341	FORE ST	26,000	103,900	129,900	129,900
029 B004009	10	2013	341	FORE ST	79,500	318,000	397,500	397,500
029 B004010	20	2013	341	FORE ST	18,000	162,000	180,000	180,000
029 B004011	20	2013	341	FORE ST	12,000	106,100	118,100	118,100
029 C001001	10	2013	340	FORE ST	24,000	96,000	120,000	120,000
029 C001002	10	2013	340	FORE ST	26,000	102,000	128,000	128,000
029 C001003	10	2013	340	FORE ST	44,000	176,000	220,000	220,000
029 C001004	20	2013	340	FORE ST	28,300	113,200	141,500	141,500
029 C001005	20	2013	340	FORE ST	13,200	52,700	65,900	65,900
029 C002001	21	2013	336	FORE ST	101,500	246,500	348,000	348,000
029 C003001	21	2013	334	FORE ST	131,300	269,800	401,100	401,100
029 C005001	21	2013	330	FORE ST	129,300	316,400	445,700	445,700
029 C006001	20	2013	320	FORE ST	31,400	125,600	157,000	157,000
029 C006002	20	2013	320	FORE ST	30,900	123,900	154,800	154,800
029 C006003	20	2013	320	FORE ST	32,400	129,700	162,100	162,100
029 C006004	20	2013	320	FORE ST	33,500	134,200	167,700	167,700
029 C006005	20	2013	320	FORE ST	24,400	97,700	122,100	122,100
029 C006006	20	2013	320	FORE ST	27,600	110,600	138,200	138,200
029 C006007	20	2013	320	FORE ST	78,400	313,700	392,100	392,100
029 E001001	22	2013	130	MIDDLE ST	2,254,800	3,508,400	5,763,200	5,763,200
029 E006001	22	2013	100	MIDDLE ST	1,241,200	15,888,800	17,130,000	17,130,000
029 E007001	21	2013	291	FORE ST	371,400	440,600	812,000	812,000
029 E009001	27	2013	25	PEARL ST	1,349,700	11,769,600	13,119,300	13,119,300
029 E012001	25	2013	277	FORE ST	303,900	17,680	321,580	321,580
029 E016001	22	2013	31	PEARL ST	784,300	3,589,800	4,374,100	4,374,100
029 E019001	56	2013	0	FRANKLIN ST	6,200	-	6,200	-
029 E026001	22	2013	100	MIDDLE ST	1,314,800	14,863,200	16,178,000	16,178,000
029 L001001	10	2013	207	FORE ST	62,600	250,400	313,000	313,000
029 L001002	10	2013	207	FORE ST	67,500	270,000	337,500	337,500
029 L001003	10	2013	207	FORE ST	55,100	220,300	275,400	275,400
029 L001004	10	2013	207	FORE ST	74,000	296,000	370,000	370,000
029 L001005	10	2013	207	FORE ST	74,200	296,800	371,000	371,000
029 L001006	10	2013	207	FORE ST	55,100	220,200	275,300	275,300
029 L001007	10	2013	207	FORE ST	70,500	281,800	352,300	352,300
029 L001008	10	2013	207	FORE ST	92,200	368,700	460,900	460,900
029 L001009	10	2013	207	FORE ST	55,200	220,600	275,800	275,800

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
029 L00100H	20	2013	209	FORE ST	2,114,100	8,456,200	10,570,300	10,570,300
029 L00100R	20	2013	211	FORE ST	292,000	1,168,400	1,460,400	1,460,400
029 L001010	10	2013	207	FORE ST	41,800	167,300	209,100	209,100
029 L001011	10	2013	207	FORE ST	39,900	159,500	199,400	199,400
029 L001012	10	2013	207	FORE ST	55,200	220,800	276,000	276,000
029 L003001	25	2013	203	FORE ST	1,188,900	58,200	1,247,100	1,247,100
029 L004001	21	2013	80	MIDDLE ST	193,500	1,377,100	1,570,600	1,570,600
029 N003001	40	2013	234	FORE ST	2,800	-	2,800	2,800
029 N004001	22	2013	15	FRANKLIN ST	454,700	1,271,400	1,726,100	1,726,100
029 N005001	25	2013	216	FORE ST	146,600	54,990	201,590	201,590
029 N008001	22	2013	208	FORE ST	190,200	890,000	1,080,200	1,080,200
029 N009001	25	2013	0	INDIA ST	143,800	-	143,800	143,800
029 N042001	25	2013	0	INDIA ST	95,700	29,070	124,770	124,770
029 O001011	10	2013	99	SILVER ST	24,100	96,300	120,400	110,400
029 O001012	10	2013	99	SILVER ST	26,100	104,500	130,600	120,600
029 O001013	10	2013	99	SILVER ST	24,200	96,900	121,100	121,100
029 O001021	10	2013	99	SILVER ST	25,600	102,500	128,100	118,100
029 O001023	10	2013	99	SILVER ST	28,000	112,200	140,200	140,200
029 O001024	10	2013	99	SILVER ST	22,900	91,800	114,700	114,700
029 O001025	10	2013	99	SILVER ST	21,400	85,400	106,800	106,800
029 O001026	10	2013	99	SILVER ST	22,000	88,000	110,000	110,000
029 O001028	10	2013	99	SILVER ST	26,100	104,400	130,500	130,500
029 O001029	10	2013	99	SILVER ST	25,600	102,300	127,900	127,900
029 O001031	10	2013	99	SILVER ST	24,800	99,000	123,800	123,800
029 O001032	10	2013	99	SILVER ST	25,100	100,400	125,500	115,500
029 O001033	10	2013	99	SILVER ST	25,100	100,400	125,500	125,500
029 O001034	10	2013	99	SILVER ST	25,100	100,400	125,500	125,500
029 O001035	10	2013	99	SILVER ST	25,100	100,400	125,500	125,500
029 O001036	10	2013	99	SILVER ST	23,600	94,300	117,900	117,900
029 O001037	10	2013	99	SILVER ST	22,000	87,900	109,900	99,900
029 O001038	10	2013	99	SILVER ST	23,800	95,300	119,100	109,100
029 O001039	10	2013	99	SILVER ST	22,500	90,100	112,600	112,600
029 O001041	10	2013	99	SILVER ST	25,800	103,300	129,100	129,100
029 O001042	10	2013	99	SILVER ST	25,800	103,300	129,100	129,100
029 O001043	10	2013	99	SILVER ST	27,700	110,700	138,400	138,400
029 O001044	10	2013	99	SILVER ST	25,400	101,500	126,900	126,900
029 O001045	10	2013	99	SILVER ST	25,100	100,400	125,500	125,500
029 O001046	10	2013	99	SILVER ST	25,100	100,400	125,500	125,500
029 O001047	10	2013	99	SILVER ST	18,400	73,500	91,900	91,900
029 O001048	10	2013	99	SILVER ST	20,500	82,200	102,700	102,700
029 O001049	10	2013	99	SILVER ST	19,500	78,000	97,500	97,500
029 O001210	10	2013	99	SILVER ST	21,100	84,400	105,500	105,500
029 O001211	10	2013	99	SILVER ST	20,300	81,300	101,600	101,600
029 O001212	10	2013	99	SILVER ST	19,200	76,900	96,100	86,100
029 O001213	10	2013	99	SILVER ST	21,100	84,500	105,600	105,600
029 O001310	10	2013	99	SILVER ST	23,000	92,100	115,100	115,100
029 O001410	10	2013	99	SILVER ST	24,800	99,200	124,000	114,000
029 O001501	10	2013	99	SILVER ST	77,900	311,700	389,600	379,600
029 O001502	20	2013	99	SILVER ST	50,000	356,200	406,200	406,200
029 O001B01	10	2013	99	SILVER ST	20,000	80,000	100,000	100,000
029 O001B02	10	2013	99	SILVER ST	20,000	80,000	100,000	100,000
029 O002001	21	2013	164	MIDDLE ST	348,300	884,600	1,232,900	1,232,900
029 O003001	25	2013	43	MARKET ST	267,000	18,520	285,520	285,520
029 O004001	25	2013	11	MILK ST	104,600	7,480	112,080	112,080
029 R001001	23	2013	20	MILK ST	920,700	6,981,200	7,901,900	7,901,900
032 C001001	22	2013	390	CONGRESS ST	224400	1162000	1386400	1,386,400
032 C002001	27	2013	390	CONGRESS ST	262100	1880200	2142300	2,142,300
032 D001001	22	2013	107	EXCHANGE ST	191,300	727,400	918,700	918,700
032 D002001	22	2013	97	EXCHANGE ST	222,200	1,737,300	1,959,500	1,959,500
032 D003001	22	2013	93	EXCHANGE ST	197,000	1,233,600	1,430,600	1,430,600
032 D004001	22	2013	85	EXCHANGE ST	285,800	2,262,600	2,548,400	2,548,400
032 D005001	56	2013	167	MIDDLE ST	526,300	24,820	551,120	-

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
032 E001001	22	2013	57	EXCHANGE ST	288,400	2,618,300	2,906,700	2,906,700
032 E002001	21	2013	53	EXCHANGE ST	200,600	976,200	1,176,800	1,176,800
032 E004001	21	2013	49	EXCHANGE ST	161,100	404,000	565,100	565,100
032 E005001	22	2013	45	EXCHANGE ST	285,500	1,845,400	2,130,900	2,130,900
032 E008001	22	2013	39	EXCHANGE ST	223,400	726,200	949,600	949,600
032 E009001	21	2013	31	EXCHANGE ST	209,900	798,700	1,008,600	1,008,600
032 E010001	21	2013	46	MARKET ST	147,700	574,200	721,900	721,900
032 F001001	21	2013	42	MARKET ST	192,600	617,300	809,900	809,900
032 F002001	24	2013	36	MARKET ST	173,700	487,900	661,600	661,600
032 F003001	21	2013	30	MARKET ST	155,600	356,000	511,600	511,600
032 F005001	22	2013	363	FORE ST	217,800	665,600	883,400	883,400
032 F007001	21	2013	375	FORE ST	144,600	322,600	467,200	467,200
032 F008001	21	2013	375	FORE ST	145,800	305,200	451,000	451,000
032 F009001	22	2013	30	MILK ST	168,300	1,145,400	1,313,700	1,313,700
032 F010001	21	2013	9	EXCHANGE ST	233,100	1,188,600	1,421,700	1,421,700
032 F012001	21	2013	5	EXCHANGE ST	143,600	475,900	619,500	619,500
032 F013001	22	2013	379	FORE ST	150,000	498,800	648,800	648,800
032 F014001	21	2013	1	EXCHANGE ST	143,200	374,400	517,600	517,600
032 G001001	22	2013	396	CONGRESS ST	2058100	7124000	9182100	9,182,100
032 H001001	22	2013	110	EXCHANGE ST	180,400	996,200	1,176,600	1,176,600
032 H002001	21	2013	106	EXCHANGE ST	164,600	517,400	682,000	682,000
032 H003001	22	2013	102	EXCHANGE ST	246,100	613,100	859,200	859,200
032 H004001	56	2013	15	TEMPLE ST	2,082,400	3,820,400	5,902,800	-
032 H005001	56	2013	1	TEMPLE ST	406,300	-	406,300	-
032 H005002	22	2013	0	TEMPLE ST	-	2,590,200	2,590,200	2,590,200
032 H006001	22	2013	92	EXCHANGE ST	166,100	402,200	568,300	568,300
032 H007001	27	2013	88	EXCHANGE ST	185,200	525,600	710,800	710,800
032 H008001	22	2013	80	EXCHANGE ST	238,900	1,556,400	1,795,300	1,795,300
032 H009001	56	2013	70	EXCHANGE ST	362,700	1,960	364,660	-
032 H016001	20	2013	183	MIDDLE ST	70,000	613,900	683,900	683,900
032 H016002	20	2013	183	MIDDLE ST	50,000	499,700	549,700	549,700
032 H016003	20	2013	183	MIDDLE ST	50,000	499,700	549,700	549,700
032 H016004	20	2013	183	MIDDLE ST	25,840	232,520	258,360	258,360
032 H01604B	20	2013	183	MIDDLE ST	29,140	262,200	291,340	291,340
032 H022001	22	2013	193	MIDDLE ST	428,200	1,576,000	2,004,200	2,004,200
032 I001001	22	2013	178	MIDDLE ST	225,100	1,738,100	1,963,200	1,963,200
032 I002001	21	2013	52	EXCHANGE ST	218,100	1,339,100	1,557,200	1,557,200
032 I006001	22	2013	50	EXCHANGE ST	161,300	431,700	593,000	593,000
032 I007001	25	2013	0	CANAL PLAZA	18,200	52,500	70,700	70,700
032 I008001	21	2013	44	EXCHANGE ST	313,500	1,366,400	1,679,900	1,679,900
032 I010001	21	2013	34	EXCHANGE ST	179,500	635,900	815,400	815,400
032 I011001	21	2013	30	EXCHANGE ST	103,300	579,800	683,100	683,100
032 I012001	21	2013	10	EXCHANGE ST	313,900	1,819,800	2,133,700	2,133,700
032 I018001	21	2013	395	FORE ST	195,400	716,900	912,300	912,300
032 I021001	22	2013	188	MIDDLE ST	526,600	2,749,300	3,275,900	3,275,900
032 I023001	22	2013	3	CANAL PLAZA	491,300	6,536,100	7,027,400	7,027,400
032 I033001	22	2013	2	CANAL PLAZA	426,400	3,691,500	4,117,900	4,117,900
032 I036001	22	2013	1	CANAL PLAZA	915,200	15,061,600	15,976,800	15,976,800
032 I038001	40	2013	182	MIDDLE ST	53,700	-	53,700	53,700
032 I039001	33	2013	40	UNION ST	809,300	59,420	868,720	868,720
032 I040001	25	2013	44	EXCHANGE ST	197,500	50,000	247,500	247,500
032 I041001	27	2013	425	FORE ST	1,529,200	3,639,300	5,168,500	5,168,500
032 I041002	27	2013	425	FORE ST	-	85,000	85,000	85,000
032 I042001	23	2013	433	FORE ST	737,100	200,000	937,100	937,100
032 J001001	21	2013	386	FORE ST	182,800	1,015,100	1,197,900	1,197,900
032 J002001	21	2013	392	FORE ST	159,800	704,800	864,600	864,600
032 J004001	20	2013	396	FORE ST	20,200	146,200	166,400	166,400
032 J004002	20	2013	396	FORE ST	20,200	160,100	180,300	180,300
032 J004003	10	2013	396	FORE ST	45,700	182,600	228,300	228,300
032 J00400B	20	2013	396	FORE ST	20,200	131,400	151,600	151,600
032 J005001	20	2013	398	FORE ST	41,600	333,500	375,100	375,100
032 J005002	20	2013	398	FORE ST	22,500	277,500	300,000	300,000

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
032 J005003	20	2013	398	FORE ST	21,500	250,100	271,600	271,600
032 J005004	20	2013	398	FORE ST	21,500	250,100	271,600	271,600
032 K001001	22	2013	2	MONUMENT SQ	1,009,800	14,098,000	15,107,800	15,107,800
032 K012001	22	2013	1	MONUMENT SQ	611,500	11,697,500	12,309,000	12,309,000
032 L001001	56	2013	234	FEDERAL ST W	3,400	-	3,400	-
032 L002001	22	2013	1	CITY CTR	1,781,800	27,288,200	29,070,000	29,070,000
032 N009001	21	2013	414	FORE ST	140,500	291,700	432,200	432,200
032 N010001	21	2013	416	FORE ST	167,000	668,800	835,800	835,800
032 N011001	21	2013	422	FORE ST	139,500	310,600	450,100	450,100
032 N012001	21	2013	424	FORE ST	164,500	664,200	828,700	828,700
032 P001001	22	2013	2	CITY CTR	218,900	3,109,000	3,327,900	3,327,900
032 P003001	21	2013	4	CITY CTR	178,900	829,300	1,008,200	1,008,200
032 P004001	21	2013	6	CITY CTR	348,000	1,955,000	2,303,000	2,303,000
032 P005001	56	2013	0	SPRING ST ARTERIAL	600	-	600	-
032 P017001	22	2013	10	CITY CTR	236,800	740,600	977,400	977,400
032 R001001	21	2013	428	FORE ST	156,000	600,200	756,200	756,200
032 R003001	21	2013	432	FORE ST	138,400	284,800	423,200	423,200
032 R004001	21	2013	434	FORE ST	148,200	345,100	493,300	493,300
032 R007001	21	2013	436	FORE ST	233,400	1,041,600	1,275,000	1,275,000
032 R008001	21	2013	446	FORE ST	159,800	840,700	1,000,500	1,000,500
032 S001001	21	2013	366	FORE ST	270,800	2,050,600	2,321,400	2,321,400
032 U005001	21	2013	7	DANA ST	212,100	453,600	665,700	665,700
032 V001001	21	2013	10	DANA ST	199,200	1,055,300	1,254,500	1,254,500
032 V014001	21	2013	50	WHARF ST	349,200	456,800	806,000	806,000
032 V015001	24	2013	42	WHARF ST	228,200	153,000	381,200	381,200
032 V016001	21	2013	34	WHARF ST	142,600	227,000	369,600	369,600
035 F001001	56	2013	116	FOREST AVE	139,900	-	139,900	-
035 G001001	56	2013	19	PARK AVE	1,417,900	-	1,417,900	-
036 D001001	10	2013	291	STATE ST	32,500	130,100	162,600	162,600
036 D001002	10	2013	291	STATE ST	32,500	130,100	162,600	152,600
036 D001003	10	2013	291	STATE ST	27,200	108,700	135,900	135,900
036 D002001	15	2013	287	STATE ST	67,200	348,400	415,600	415,600
036 D003001	13	2013	48	PARK AVE	62,500	222,400	284,900	284,900
036 D004001	11	2013	44	PARK AVE	67,900	127,800	195,700	195,700
036 D005001	11	2013	40	PARK AVE	72,200	166,700	238,900	228,900
036 D007001	53	2013	28	PARK AVE	157,000	226,900	383,900	-
036 D009001	54	2013	22	PARK AVE	131,900	304,400	436,300	-
036 D010001	15	2013	279	STATE ST	69,000	259,600	328,600	328,600
036 D011001	13	2013	33	GRANT ST	65,000	265,100	330,100	330,100
036 D012001	15	2013	27	GRANT ST	67,700	319,500	387,200	387,200
036 D013001	15	2013	25	GRANT ST	67,700	361,200	428,900	428,900
036 D014001	15	2013	21	GRANT ST	67,700	295,300	363,000	363,000
036 D015001	15	2013	17	GRANT ST	67,700	237,000	304,700	304,700
036 D016001	16	2013	13	GRANT ST	68,100	577,200	645,300	645,300
036 D017001	54	2013	5	GRANT ST	82,200	243,800	326,000	-
036 D019001	13	2013	3	GRANT ST	60,300	188,500	248,800	248,800
036 D020001	14	2013	1	GRANT ST	59,300	189,100	248,400	238,400
036 D021001	15	2013	250	HIGH ST	70,000	266,100	336,100	336,100
036 E001001	54	2013	275	STATE ST	62,600	149,300	211,900	-
036 E002001	4	2013	273	STATE ST	150,300	349,800	500,100	500,100
036 E003001	13	2013	28	GRANT ST	67,500	254,100	321,600	311,600
036 E004001	15	2013	24	GRANT ST	67,900	274,900	342,800	342,800
036 E006001	14	2013	20	GRANT ST	67,700	219,200	286,900	286,900
036 E007001	14	2013	16	GRANT ST	66,800	294,100	360,900	360,900
036 E008001	15	2013	10	GRANT ST	69,400	378,700	448,100	448,100
036 E009001	12	2013	6	GRANT ST	60,200	163,900	224,100	224,100
036 E010001	15	2013	236	HIGH ST	62,500	327,400	389,900	389,900
036 E011001	15	2013	232	HIGH ST	67,500	231,300	298,800	298,800
036 E012001	11	2013	265	STATE ST	83,800	163,400	247,200	247,200
036 E013001	11	2013	263	STATE ST	80,000	170,400	250,400	240,400
036 E014001	15	2013	31	SHERMAN ST	68,200	254,500	322,700	322,700
036 E015001	15	2013	27	SHERMAN ST	67,700	249,700	317,400	317,400

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
036 E016001	11	2013	25	SHERMAN ST	67,700	203,500	271,200	261,200
036 E017001	14	2013	19	SHERMAN ST	68,100	292,000	360,100	350,100
036 E018001	13	2013	17	SHERMAN ST	66,600	255,800	322,400	322,400
036 E019001	15	2013	11	SHERMAN ST	68,400	281,100	349,500	349,500
036 E020001	14	2013	5	SHERMAN ST	67,600	288,800	356,400	356,400
036 E021001	15	2013	1	SHERMAN ST	67,800	470,000	537,800	537,800
036 E022001	11	2013	32	GRANT ST	58,700	142,000	200,700	190,700
036 F001001	15	2013	261	STATE ST	64,000	342,300	406,300	406,300
036 F002001	13	2013	257	STATE ST	80,500	288,100	368,600	358,600
036 F003001	11	2013	32	SHERMAN ST	65,200	270,200	335,400	325,400
036 F004001	13	2013	28	SHERMAN ST	67,900	262,300	330,200	320,200
036 F005001	54	2013	26	SHERMAN ST	67,900	2,100	70,000	-
036 F006001	15	2013	22	SHERMAN ST	67,900	290,600	358,500	358,500
036 F007001	10	2013	18	SHERMAN ST	30,700	123,000	153,700	153,700
036 F007002	10	2013	18	SHERMAN ST	36,300	145,100	181,400	181,400
036 F007003	10	2013	18	SHERMAN ST	19,100	76,400	95,500	95,500
036 F007004	10	2013	18	SHERMAN ST	20,500	81,800	102,300	102,300
036 F008001	54	2013	14	SHERMAN ST	114,500	246,300	360,800	-
036 F009001	15	2013	8	SHERMAN ST	69,200	491,000	560,200	560,200
036 F011001	15	2013	212	HIGH ST	67,700	407,800	475,500	475,500
036 F013001	15	2013	210	HIGH ST	66,900	288,600	355,500	355,500
036 F015001	16	2013	471	CUMBERLAND AVE	68,700	767,800	836,500	836,500
036 F017001	15	2013	469	CUMBERLAND AVE	67,000	185,500	252,500	252,500
036 F018001	16	2013	461	CUMBERLAND AVE	72,000	740,600	812,600	812,600
036 F020001	17	2013	447	CUMBERLAND AVE	76,600	2,749,700	2,826,300	2,826,300
036 F024001	13	2013	443	CUMBERLAND AVE	148,600	218,500	367,100	357,100
036 F025001	13	2013	439	CUMBERLAND AVE	148,900	168,200	317,100	317,100
036 F026001	21	2013	200	HIGH ST	150,500	265,200	415,700	415,700
036 G001001	21	2013	2	PARK AVE	392,600	176,620	569,220	569,220
036 G005001	9	2013	245	HIGH ST	118,000	80,900	198,900	198,900
036 G006001	9	2013	243	HIGH ST	117,600	76,000	193,600	193,600
036 G007001	15	2013	100	FOREST AVE	60,400	217,500	277,900	277,900
036 G008001	15	2013	241	HIGH ST	67,000	318,500	385,500	385,500
036 G009001	54	2013	96	FOREST AVE	67,000	-	67,000	-
036 G010001	16	2013	231	HIGH ST	67,900	539,500	607,400	607,400
036 G011001	13	2013	92	FOREST AVE	67,600	209,200	276,800	266,800
036 G015001	13	2013	90	FOREST AVE	61,700	151,100	212,800	212,800
036 G020001	54	2013	70	FOREST AVE	495,600	5,887,100	6,382,700	-
036 G020002	17	2013	231	HIGH ST	-	1,757,000	1,757,000	1,757,000
036 G021001	54	2013	221	HIGH ST	7,700	-	7,700	-
036 G022001	54	2013	219	HIGH ST	7,800	-	7,800	-
036 G023001	25	2013	217	HIGH ST	14,000	-	14,000	14,000
036 G024001	54	2013	0	HIGH ST	67,700	-	67,700	-
036 G026001	15	2013	207	HIGH ST	64,000	182,500	246,500	246,500
036 G027001	40	2013	0	HIGH ST	61,900	-	61,900	61,900
036 G028001	40	2013	433	CUMBERLAND AVE	96,000	-	96,000	96,000
036 G029001	25	2013	427	CUMBERLAND AVE	28,700	470	29,170	29,170
036 G032001	17	2013	419	CUMBERLAND AVE	72,200	1,291,700	1,363,900	1,363,900
036 G033001	21	2013	415	CUMBERLAND AVE	157,300	557,000	714,300	714,300
036 G035001	12	2013	102	FOREST AVE	61,600	163,000	224,600	214,600
037 A001001	33	2013	45	FOREST AVE	1201900	9218900	10420800	10,420,800
037 A009001	17	2013	104	OAK ST	64700	1281900	1346600	1,346,600
037 A011001	22	2013	92	OAK ST	148500	218500	367000	367,000
037 A012001	22	2013	39	FOREST AVE	469600	2487500	2957100	2,957,100
037 A022001	21	2013	25	FOREST AVE	396200	426700	822900	822,900
037 A023001	25	2013	84	OAK ST	295200	46300	341500	341,500
037 A033001	25	2013	11	FOREST AVE	461400	38080	499480	499,480
037 A035001	17	2013	72	OAK ST	604600	1591800	2196400	2,196,400
037 A038001	21	2013	565	CONGRESS ST	490800	1330500	1821300	1,821,300
037 A042001	27	2013	559	CONGRESS ST	115300	172400	287700	287,700
037 A043001	21	2013	555	CONGRESS ST	113500	242100	355600	355,600
037 A044001	21	2013	553	CONGRESS ST	110700	214400	325100	325,100

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
037 A045001	21	2013	575	CONGRESS ST	138700	162000	300700	300,700
037 A046001	22	2013	7	FOREST AVE	115300	257200	372500	372,500
037 B001001	22	2013	380	CUMBERLAND AVE	947200	859800	1807000	1,807,000
037 B013001	25	2013	95	OAK ST	200500	9380	209880	209,880
037 B015001	17	2013	11	SHEPLEY ST	70000	1599800	1669800	1,669,800
037 C001001	25	2013	0	SHEPLEY ST	300200	22500	322700	322,700
037 C004001	25	2013	0	SHEPLEY ST	191500	13130	204630	204,630
037 C006001	17	2013	18	CASCO ST	69100	2560500	2629600	2,629,600
037 C008001	25	2013	81	OAK ST	252700	86240	338940	338,940
037 C010001	22	2013	16	CASCO ST	253300	487400	740700	740,700
037 C014100	20	2013	531	CONGRESS ST	273500	1115300	1388800	1,388,800
037 C014200	20	2013	531	CONGRESS ST	411800	1656300	2068100	2,068,100
037 C014300	20	2013	531	CONGRESS ST	276500	1083000	1359500	1,359,500
037 C014400	20	2013	531	CONGRESS ST	313400	1363000	1676400	1,676,400
037 C014501	10	2013	531	CONGRESS ST	86700	346600	433300	433,300
037 C014502	10	2013	531	CONGRESS ST	67300	269200	336500	336,500
037 C014503	10	2013	531	CONGRESS ST	98300	393100	491400	491,400
037 C014504	10	2013	531	CONGRESS ST	161300	645300	806600	806,600
037 C014505	10	2013	531	CONGRESS ST	120300	481200	601500	601,500
037 C014506	10	2013	531	CONGRESS ST	79400	317400	396800	396,800
037 C014507	10	2013	531	CONGRESS ST	79500	318100	397600	397,600
037 C014508	10	2013	531	CONGRESS ST	107900	431600	539500	539,500
037 C014509	10	2013	531	CONGRESS ST	62200	248700	310900	310,900
037 C014510	10	2013	531	CONGRESS ST	87900	351700	439600	429,600
037 C016001	21	2013	551	CONGRESS ST	197200	651700	848900	848,900
037 C017006	10	2013	547	CONGRESS ST	92800	545200	638000	638,000
037 C01701A	20	2013	545	CONGRESS ST	28500	114300	142800	142,800
037 C01701B	20	2013	545	CONGRESS ST	30000	120900	150900	150,900
037 C01701C	20	2013	545	CONGRESS ST	32000	129700	161700	161,700
037 C01702A	10	2013	547	CONGRESS ST	26400	105700	132100	132,100
037 C01702B	10	2013	547	CONGRESS ST	24800	99100	123900	123,900
037 C01702C	10	2013	547	CONGRESS ST	31100	124400	155500	145,500
037 C01702D	10	2013	547	CONGRESS ST	40900	163800	204700	194,700
037 C01702E	10	2013	547	CONGRESS ST	28700	114800	143500	143,500
037 C01703A	10	2013	547	CONGRESS ST	39900	159800	199700	199,700
037 C01703B	10	2013	547	CONGRESS ST	34100	160300	194400	194,400
037 C01703C	10	2013	547	CONGRESS ST	53400	213400	266800	266,800
037 C01704A	10	2013	547	CONGRESS ST	41600	166300	207900	197,900
037 C01704B	10	2013	547	CONGRESS ST	32100	128100	160200	160,200
037 C01704C	10	2013	547	CONGRESS ST	54200	216600	270800	270,800
037 C01705A	10	2013	547	CONGRESS ST	92500	499900	592400	592,400
037 C01705B	10	2013	547	CONGRESS ST	41400	212700	254100	254,100
037 D001001	21	2013	45	CASCO ST	213500	516600	730100	730,100
037 D002001	22	2013	511	CONGRESS ST	1557500	6886500	8444000	8,444,000
037 D003001	27	2013	360	CUMBERLAND AVE	90000	375800	465800	465,800
037 D004001	25	2013	48	BROWN ST	737800	136290	874090	874,090
037 D007001	17	2013	37	CASCO ST	71900	3131300	3203200	3,203,200
037 D023001	22	2013	15	CASCO ST	211100	761900	973000	973,000
037 D024001	21	2013	519	CONGRESS ST	226100	369770	595870	595,870
037 E002001	27	2013	585	CONGRESS ST	355500	981800	1337300	1,337,300
037 E003001	27	2013	10	CONGRESS SQ	1079700	8536600	9616300	9,616,300
037 E004001	25	2013	28	FOREST AVE	181300	16450	197750	197,750
037 E005001	40	2013	32	FOREST AVE	162900	0	162900	162,900
037 E005002	25	2013	32	FOREST AVE	162900	12660	175560	175,560
037 E006004	20	2013	173	HIGH ST	99500	893100	992600	992,600
037 E006005	20	2013	173	HIGH ST	37500	337600	375100	375,100
037 E006006	53	2013	173	HIGH ST	38500	346500	385000	-
037 E006008	20	2013	173	HIGH ST	29000	179100	208100	208,100
037 E006009	20	2013	173	HIGH ST	550000	7759400	8309400	8,309,400
037 E006010	10	2013	173	HIGH ST	900	9000	9900	9,900
037 E006011	10	2013	173	HIGH ST	900	9000	9900	9,900
037 E006012	10	2013	173	HIGH ST	900	9000	9900	9,900

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
037 E006013	10	2013	173	HIGH ST	900	9000	9900	9,900
037 E006014	10	2013	173	HIGH ST	900	9000	9900	9,900
037 E006015	10	2013	173	HIGH ST	900	9000	9900	9,900
037 E006016	10	2013	173	HIGH ST	900	9000	9900	9,900
037 E006017	10	2013	173	HIGH ST	900	9000	9900	9,900
037 E006018	10	2013	173	HIGH ST	900	9000	9900	9,900
037 E006019	10	2013	173	HIGH ST	900	9000	9900	9,900
037 E006025	10	2013	173	HIGH ST	900	9000	9900	9,900
037 E006026	10	2013	173	HIGH ST	900	9000	9900	9,900
037 E006027	10	2013	173	HIGH ST	900	9000	9900	9,900
037 E006028	10	2013	173	HIGH ST	900	9000	9900	9,900
037 E006029	10	2013	173	HIGH ST	900	9000	9900	9,900
037 E006030	10	2013	173	HIGH ST	900	9000	9900	9,900
037 E006036	10	2013	173	HIGH ST	900	9000	9900	9,900
037 E006037	10	2013	173	HIGH ST	900	9000	9900	9,900
037 E006041	10	2013	173	HIGH ST	900	9000	9900	9,900
037 E006042	10	2013	173	HIGH ST	900	9000	9900	9,900
037 E007001	23	2013	157	HIGH ST	1162600	7243900	8406500	8,406,500
037 F002001	25	2013	45	BROWN ST	1192300	1354900	2547200	2,547,200
037 F005001	27	2013	28	PREBLE ST	255100	2187300	2442400	2,442,400
037 F007001	22	2013	24	PREBLE ST	119000	1102800	1221800	1,221,800
037 F009001	32	2013	338	CUMBERLAND AVE	300300	1511400	1811700	1,811,700
037 F012001	25	2013	41	BROWN ST	158000	13290	171290	171,290
037 F017001	21	2013	489	CONGRESS ST	513700	713100	1226800	1,226,800
037 F018001	21	2013	481	CONGRESS ST	0	77500	77500	77,500
037 F018002	22	2013	481	CONGRESS ST	168300	734600	902900	902,900
037 F020001	54	2013	38	PREBLE ST	146700	1349800	1496500	-
037 F022001	22	2013	477	CONGRESS ST	351000	6073700	6424700	5,280,500
037 F023001	22	2013	22	PREBLE ST	520100	2285900	2806000	2,153,900
037 G001001	21	2013	594	CONGRESS ST	179600	623000	802600	802,600
037 G004001	21	2013	582	CONGRESS ST	96700	120300	217000	217,000
037 G005001	21	2013	580	CONGRESS ST	127000	409300	536300	536,300
037 G006001	27	2013	578	CONGRESS ST	90700	128700	219400	219,400
037 G007001	27	2013	576	CONGRESS ST	135400	50400	185800	185,800
037 G008001	27	2013	574	CONGRESS ST	94700	97100	191800	191,800
037 G009001	22	2013	570	CONGRESS ST	207200	335500	542700	542,700
037 G010001	27	2013	133	FREE ST	209400	323300	532700	532,700
037 G012001	21	2013	584	CONGRESS ST	90500	46500	137000	137,000
037 G014001	22	2013	562	CONGRESS ST	719700	4051400	4771100	4,771,100
037 H001001	27	2013	550	CONGRESS ST	140000	340400	480400	480,400
037 H002001	55	2013	540	CONGRESS ST	70000	623600	693600	-
037 H002002	20	2013	540	CONGRESS ST	190000	1962700	2152700	2,152,700
037 H002003	10	2013	540	CONGRESS ST	29000	113900	142900	142,900
037 H002004	10	2013	540	CONGRESS ST	29000	116400	145400	145,400
037 H002005	10	2013	540	CONGRESS ST	29000	113900	142900	142,900
037 H002006	10	2013	540	CONGRESS ST	32000	128700	160700	160,700
037 H005001	20	2013	536	CONGRESS ST	276000	650100	926100	926,100
037 H009001	21	2013	516	CONGRESS ST	484200	350000	834200	834,200
037 H010001	21	2013	510	CONGRESS ST	850500	2777900	3628400	3,628,400
037 H011001	20	2013	500	CONGRESS ST	18000	159800	177800	177,800
037 H011002	20	2013	500	CONGRESS ST	15600	173000	188600	188,600
037 H013001	21	2013	504	CONGRESS ST	586700	589500	1176200	1,176,200
037 H014001	20	2013	51	OAK ST	16170	139260	155430	155,430
037 H014002	20	2013	51	OAK ST	8540	105180	113720	113,720
037 H014003	20	2013	51	OAK ST	19430	139700	159130	159,130
037 H014004	55	2013	51	OAK ST	461080	1844320	2305400	-
037 H014005	20	2013	51	OAK ST	19430	97130	116560	116,560
037 H025001	21	2013	57	OAK ST	50300	27000	77300	77,300
037 I001001	21	2013	498	CONGRESS ST	193900	454600	648500	648,500
037 I002101	20	2013	490	CONGRESS ST	46500	186100	232600	232,600
037 I002102	20	2013	492	CONGRESS ST	52100	208500	260600	260,600
037 I002103	55	2013	15	BROWN ST	26400	105500	131900	-

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
037 I002104	10	2013	15	BROWN ST	33300	133000	166300	166,300
037 I002105	10	2013	15	BROWN ST	43200	172700	215900	205,900
037 I002201	10	2013	15	BROWN ST	40400	161400	201800	201,800
037 I002202	10	2013	15	BROWN ST	39800	159300	199100	199,100
037 I002203	10	2013	15	BROWN ST	53400	213600	267000	257,000
037 I002204	10	2013	15	BROWN ST	37000	148100	185100	185,100
037 I002205	10	2013	15	BROWN ST	45900	183400	229300	229,300
037 I002206	10	2013	15	BROWN ST	30700	122900	153600	153,600
037 I002207	10	2013	15	BROWN ST	32100	128300	160400	150,400
037 I002208	10	2013	15	BROWN ST	62400	249400	311800	311,800
037 I002301	10	2013	15	BROWN ST	38000	151800	189800	189,800
037 I002302	10	2013	15	BROWN ST	41900	167400	209300	209,300
037 I002303	10	2013	15	BROWN ST	54100	216200	270300	270,300
037 I002304	10	2013	15	BROWN ST	44800	179300	224100	224,100
037 I002305	10	2013	15	BROWN ST	41200	164700	205900	205,900
037 I002306	10	2013	15	BROWN ST	49300	197100	246400	246,400
037 I002307	10	2013	15	BROWN ST	56600	226500	283100	283,100
037 I002401	10	2013	15	BROWN ST	70400	281500	351900	341,900
037 I002402	10	2013	15	BROWN ST	69600	278300	347900	347,900
037 I002403	10	2013	15	BROWN ST	83000	332100	415100	399,100
037 I002404	10	2013	15	BROWN ST	70300	281200	351500	351,500
037 I002405	10	2013	15	BROWN ST	76900	307600	384500	384,500
037 I002406	10	2013	15	BROWN ST	90900	363400	454300	454,300
037 I003001	21	2013	482	CONGRESS ST	442900	2682700	3125600	3,125,600
037 I004001	22	2013	480	CONGRESS ST	209500	774200	983700	983,700
037 I005001	27	2013	486	CONGRESS ST	102400	213600	316000	316,000
037 I007001	21	2013	11	BROWN ST	343300	497000	840300	840,300
037 I009001	25	2013	59	FREE ST	430600	17660	448260	448,260
037 I012001	25	2013	104	CENTER ST	350800	21560	372360	372,360
038 A001001	20	2013	10	FREE ST	214,800	2,719,000	2,933,800	2,933,800
038 A001002	20	2013	10	FREE ST	80,000	633,300	713,300	713,300
038 A005001	22	2013	22	FREE ST	1,261,700	1,257,800	2,519,500	2,519,500
038 A014001	56	2013	28	FREE ST	238,900	-	238,900	-
038 A015001	56	2013	41	COTTON ST	169,500	-	169,500	-
038 B001001	20	2013	1	PORTLAND SQ	1,000,000	14,876,300	15,876,300	15,876,300
038 B001007	20	2013	1	PORTLAND SQ	840,000	11,483,400	12,323,400	12,323,400
038 B002001	22	2013	2	PORTLAND SQ	1,450,700	24,256,400	25,707,100	25,707,100
038 B003001	25	2013	481	FORE ST	3,334,400	125,000	3,459,400	3,459,400
038 C008001	56	2013	28	COTTON ST	162,900	-	162,900	-
038 C009001	25	2013	24	COTTON ST	729,500	-	729,500	729,500
038 C012001	27	2013	8	COTTON ST	808,200	1,054,300	1,862,500	1,862,500
038 C030001	21	2013	59	CENTER ST	135,400	198,200	333,600	333,600
038 D015001	56	2013	82	FREE ST	2,435,100	16,958,500	19,393,600	-
038 E009105	20	2013	70	CENTER ST	20,000	176,000	196,000	196,000
038 E009106	20	2013	70	CENTER ST	18,000	161,300	179,300	179,300
038 E009204	20	2013	70	CENTER ST	20,000	174,600	194,600	194,600
038 E009205	20	2013	70	CENTER ST	20,000	182,300	202,300	202,300
038 E009304	20	2013	70	CENTER ST	20,000	183,900	203,900	203,900
038 E009305	20	2013	70	CENTER ST	20,000	182,900	202,900	202,900
038 E009401	20	2013	70	CENTER ST	35,000	317,300	352,300	352,300
038 E009G07	20	2013	70	CENTER ST	19,000	165,900	184,900	184,900
038 E009G08	20	2013	70	CENTER ST	18,000	163,700	181,700	181,700
038 E010001	20	2013	17	SOUTH ST	15,000	129,200	144,200	144,200
038 E010002	20	2013	17	SOUTH ST	15,000	129,200	144,200	144,200
038 E010003	20	2013	17	SOUTH ST	25,000	208,800	233,800	233,800
038 E012001	21	2013	52	CENTER ST	155,300	257,700	413,000	413,000
038 E019001	21	2013	1	PLEASANT ST	216,600	480,100	696,700	696,700
038 E020001	27	2013	7	PLEASANT ST	203,400	188,800	392,200	392,200
038 E021001	25	2013	9	PLEASANT ST	73,500	6,490	79,990	79,990
038 E023001	27	2013	15	PLEASANT ST	285,000	526,000	811,000	811,000
038 E024001	27	2013	21	PLEASANT ST	168,300	263,000	431,300	431,300
038 E025001	13	2013	11	SOUTH ST	141,500	235,100	376,600	366,600

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
038 E026001	12	2013	9	SOUTH ST	145,200	190,200	335,400	325,400
038 E027001	27	2013	5	SOUTH ST	147,500	133,300	280,800	280,800
038 E029001	27	2013	19	SOUTH ST	157,200	567,000	724,200	724,200
038 E030001	25	2013	58	CENTER ST	466,600	34,030	500,630	500,630
038 F008001	22	2013	470	FORE ST	165,700	1,982,300	2,148,000	2,148,000
038 F009001	23	2013	468	FORE ST	500,000	7,158,200	7,658,200	7,658,200
038 F009002	22	2013	468	FORE ST	953,400	1,407,500	2,360,900	2,360,900
038 G001001	25	2013	486	FORE ST	2,968,100	162,730	3,130,830	3,130,830
038 I001001	56	2013	38	FREE ST	192,300	-	192,300	-
038 I002001	56	2013	42	COTTON ST	234,000	-	234,000	-
038 I004001	56	2013	38	COTTON ST	221,700	3,130	224,830	-
038 I018001	21	2013	46	FREE ST	449,000	1,910,200	2,359,200	2,359,200
039 A001001	21	2013	626	CONGRESS ST	257800	552900	810700	810,700
039 A002001	21	2013	622	CONGRESS ST	139600	773700	913300	913,300
039 A005001	21	2013	616	CONGRESS ST	198200	831000	1029200	1,029,200
039 A006001	25	2013	143	PARK ST	72300	6560	78860	78,860
039 A007001	25	2013	612	CONGRESS ST	42800	3590	46390	46,390
039 A008001	21	2013	610	CONGRESS ST	84000	244800	328800	328,800
039 A009001	21	2013	608	CONGRESS ST	97200	192500	289700	289,700
039 A010001	21	2013	606	CONGRESS ST	82600	165600	248200	248,200
039 A011001	25	2013	141	PARK ST	128100	10940	139040	139,040
039 A013001	22	2013	600	CONGRESS ST	176800	701300	878100	878,100
039 A014001	10	2013	139	PARK ST	39600	158300	197900	187,900
039 A014002	10	2013	137	PARK ST	39600	158300	197900	187,900
039 A014003	10	2013	135	PARK ST	62200	252800	315000	315,000
039 A014004	10	2013	139	PARK ST	56900	227700	284600	274,600
039 A014005	10	2013	137	PARK ST	56900	227700	284600	284,600
039 A014006	10	2013	135	PARK ST	56900	227700	284600	274,600
039 A015001	12	2013	23	SPRING ST PL	128200	149000	277200	277,200
039 A016001	40	2013	122	HIGH ST	79500	0	79500	79,500
039 A016002	25	2013	122	HIGH ST	776300	36750	813050	813,050
039 A017001	22	2013	128	HIGH ST	405800	3242570	3648370	**2,817,500**
039 A021001	16	2013	129	PARK ST	161500	517900	679400	679,400
039 A023001	25	2013	125	PARK ST	50600	4680	55280	55,280
039 A025001	25	2013	123	PARK ST	58000	5050	63050	63,050
039 A026001	11	2013	1	SPRING ST PL	134,400	78,000	212,400	212,400
039 A027001	26	2013	116	HIGH ST	557,800	759,400	1,317,200	1,317,200
039 A028001	4	2013	135	SPRING ST	113,600	479,400	593,000	593,000
039 A029001	27	2013	133	SPRING ST	106,500	205,800	312,300	312,300
039 A030001	27	2013	131	SPRING ST	106,900	198,300	305,200	305,200
039 A031001	27	2013	129	SPRING ST	104,100	248,400	352,500	352,500
039 A032001	25	2013	127	SPRING ST	149,200	17,920	167,120	167,120
039 A035001	27	2013	110	HIGH ST	167,800	215,000	382,800	382,800
039 A037001	21	2013	106	HIGH ST	154,500	350,400	504,900	504,900
039 B004001	25	2013	130	FREE ST	687600	35780	723380	723,380
039 B007001	21	2013	128	FREE ST	127100	177900	305000	305,000
039 B008001	25	2013	120	FREE ST	530500	56340	586840	586,840
039 B011001	21	2013	44	OAK ST	151600	980100	1131700	1,131,700
039 C001002	54	2013	110	FREE ST	263,800	2,373,800	2,637,600	-
039 C00101A	54	2013	110	FREE ST	25,500	229,300	254,800	-
039 C00101B	20	2013	110	FREE ST	73,100	657,700	730,800	730,800
039 C00101C	20	2013	110	FREE ST	103,300	929,600	1,032,900	1,032,900
039 C0010GB	20	2013	110	FREE ST	4,300	39,000	43,300	43,300
039 C0010GC	54	2013	110	FREE ST	10,300	92,300	102,600	-
039 C001301	54	2013	110	FREE ST	242,200	2,179,800	2,422,000	-
039 C001302	22	2013	110	FREE ST	24,000	215,500	239,500	239,500
039 C001GA1	54	2013	110	FREE ST	76,400	688,000	764,400	-
039 C001GA2	54	2013	110	FREE ST	35,700	321,500	357,200	-
039 C002001	56	2013	0	FREE ST	1,846,200	6,279,700	8,125,900	-
039 D001001	11	2013	130	SPRING ST	137,000	131,700	268,700	258,700
039 D002001	15	2013	126	SPRING ST	109,300	200,300	309,600	309,600
039 D003001	54	2013	124	SPRING ST	134,600	164,100	298,700	-

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
039 D004001	12	2013	122	SPRING ST	134,800	152,600	287,400	287,400
039 D005001	56	2013	98	HIGH ST	302,300	13,130	315,430	-
039 D008001	53	2013	141	PLEASANT ST	372,500	642,700	1,015,200	-
039 D009001	53	2013	133	PLEASANT ST	437,700	307,400	745,100	-
039 D010001	12	2013	127	PLEASANT ST	158,600	326,500	485,100	485,100
039 D013001	27	2013	132	SPRING ST	133,200	271,000	404,200	404,200
039 D014001	15	2013	90	HIGH ST	150,100	505,700	655,800	655,800
039 D016001	13	2013	120	SPRING ST	134,400	174,200	308,600	308,600
039 E001001	56	2013	94	SPRING ST ARTERIAL	7,000	-	7,000	-
039 E008001	22	2013	93	HIGH ST	261,200	469,400	730,600	730,600
039 E009001	54	2013	87	HIGH ST	350,800	710,500	1,061,300	-
039 E010001	23	2013	88	SPRING ST	1,788,000	12,743,800	14,531,800	14,531,800
039 F001001	25	2013	40	SPRING ST ARTERIAL	1,856,400	792,300	2,648,700	2,648,700
039 F013001	32	2013	59	PLEASANT ST	285,600	658,100	943,700	943,700
039 F017001	12	2013	22	SOUTH ST	144,600	135,000	279,600	269,600
039 F018001	12	2013	20	SOUTH ST	144,000	120,700	264,700	264,700
039 F019001	12	2013	16	SOUTH ST	125,000	108,900	233,900	223,900
039 F020001	12	2013	14	SOUTH ST	135,400	136,300	271,700	271,700
039 F021001	25	2013	10	SOUTH ST	9,600	-	9,600	9,600
039 F022001	10	2013	37	PLEASANT ST	36,000	143,800	179,800	179,800
039 F022002	10	2013	37	PLEASANT ST	34,600	138,300	172,900	172,900
039 F022003	10	2013	37	PLEASANT ST	36,000	143,800	179,800	179,800
039 F022004	10	2013	37	PLEASANT ST	35,700	142,600	178,300	162,300
039 F022005	10	2013	37	PLEASANT ST	38,800	155,200	194,000	194,000
039 F022006	10	2013	37	PLEASANT ST	37,400	149,700	187,100	187,100
039 F023001	21	2013	35	PLEASANT ST	79,800	247,600	327,400	327,400
039 F025001	56	2013	24	SOUTH ST	185,600	24,910	210,510	-
039 F026001	40	2013	22	SOUTH ST	27,000	-	27,000	27,000
039 G001001	11	2013	142	PLEASANT ST	136,400	321,900	458,300	448,300
039 G002931	10	2013	93	PARK ST	56,300	225,300	281,600	281,600
039 G002932	10	2013	93	PARK ST	42,200	168,900	211,100	211,100
039 G002951	10	2013	95	PARK ST	56,300	225,300	281,600	271,600
039 G002952	10	2013	95	PARK ST	42,200	168,900	211,100	195,100
039 G004001	12	2013	91	PARK ST	166,400	241,500	407,900	407,900
039 G005001	11	2013	136	PLEASANT ST	129,700	132,800	262,500	252,500
039 G006001	27	2013	132	PLEASANT ST	181,700	286,900	468,600	468,600
039 G007001	12	2013	89	PARK ST	166,400	241,500	407,900	407,900
039 G010A01	10	2013	72	HIGH ST	39,400	157,700	197,100	197,100
039 G010A02	10	2013	72	HIGH ST	36,300	145,100	181,400	181,400
039 G010A03	10	2013	72	HIGH ST	32,600	130,400	163,000	163,000
039 G010B01	10	2013	72	HIGH ST	39,200	156,800	196,000	186,000
039 G010B02	10	2013	72	HIGH ST	35,800	143,000	178,800	168,800
039 G010B03	10	2013	72	HIGH ST	30,500	122,000	152,500	152,500
039 G010C01	10	2013	72	HIGH ST	41,400	165,600	207,000	207,000
039 G010C02	10	2013	72	HIGH ST	34,500	138,000	172,500	172,500
039 G010C03	10	2013	72	HIGH ST	30,200	120,700	150,900	150,900
039 G010D01	10	2013	72	HIGH ST	41,200	164,700	205,900	195,900
039 G010D02	10	2013	72	HIGH ST	40,400	161,700	202,100	192,100
039 G010D03	10	2013	72	HIGH ST	36,500	146,000	182,500	182,500
039 G010E01	10	2013	72	HIGH ST	22,000	87,800	109,800	99,800
039 G010E02	10	2013	72	HIGH ST	40,400	161,700	202,100	192,100
039 G010E03	10	2013	72	HIGH ST	33,900	135,500	169,400	169,400
039 G010F03	10	2013	72	HIGH ST	34,600	138,200	172,800	172,800
039 G010G03	10	2013	72	HIGH ST	44,700	178,900	223,600	223,600
039 G011001	15	2013	120	PLEASANT ST	120,200	368,700	488,900	488,900
039 G012001	14	2013	84	HIGH ST	150,200	259,900	410,100	410,100
039 G013001	11	2013	82	HIGH ST	131,300	138,100	269,400	253,400
040 A001001	54	2013	71	HIGH ST	320,100	457,900	778,000	-
040 A002001	14	2013	98	PLEASANT ST	151,700	239,400	391,100	391,100
040 A003001	12	2013	92	PLEASANT ST	144,000	173,800	317,800	317,800
040 A004001	15	2013	88	PLEASANT ST	177,100	417,300	594,400	594,400
040 A005001	25	2013	76	PLEASANT ST	186,000	33,690	219,690	219,690

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
040 A008001	25	2013	74	PLEASANT ST	42,700	-	42,700	42,700
040 A009001	14	2013	68	PLEASANT ST	134,300	252,600	386,900	386,900
040 A010001	54	2013	54	MAPLE ST	170,000	224,300	394,300	-
040 A011001	11	2013	67	HIGH ST	153,800	129,700	283,500	283,500
040 A013001	17	2013	53	DANFORTH ST	447,100	2,264,800	2,711,900	2,711,900
040 A014001	11	2013	52	MAPLE ST	128,300	98,800	227,100	227,100
040 A015001	15	2013	65	HIGH ST	152,700	352,800	505,500	505,500
040 A016001	17	2013	81	DANFORTH ST	253,200	880,000	1,133,200	1,133,200
040 A017001	15	2013	77	DANFORTH ST	149,300	304,800	454,100	454,100
040 A018001	15	2013	75	DANFORTH ST	147,200	174,900	322,100	322,100
040 A019001	15	2013	71	DANFORTH ST	170,700	257,100	427,800	427,800
040 A022001	15	2013	67	DANFORTH ST	165,900	145,400	311,300	311,300
040 A024001	15	2013	63	DANFORTH ST	156,100	133,400	289,500	289,500
040 A027001	11	2013	50	MAPLE ST	133,100	112,800	245,900	235,900
040 A028001	40	2013	46	MAPLE ST	23,500	-	23,500	23,500
040 A030001	16	2013	69	HIGH ST	109,300	357,800	467,100	467,100
040 B001001	25	2013	55	MAPLE ST	61,500	6,250	67,750	67,750
040 B002001	25	2013	58	PLEASANT ST	38,900	6,250	45,150	45,150
040 B003001	13	2013	54	PLEASANT ST	132,900	215,500	348,400	348,400
040 B004001	27	2013	44	PLEASANT ST	131,500	688,900	820,400	820,400
040 B006001	11	2013	40	PLEASANT ST	185,100	308,200	493,300	493,300
040 B007001	27	2013	23	DANFORTH ST	141,000	197,500	338,500	338,500
040 B008001	22	2013	32	PLEASANT ST	61,200	186,200	247,400	247,400
040 B009001	20	2013	30	PLEASANT ST	28,400	113,600	142,000	142,000
040 B009002	10	2013	30	PLEASANT ST	27,900	111,700	139,600	139,600
040 B009003	10	2013	30	PLEASANT ST	28,500	114,000	142,500	132,500
040 B010001	12	2013	20	PLEASANT ST	139,000	73,600	212,600	212,600
040 B012001	22	2013	18	PLEASANT ST	98,100	92,300	190,400	190,400
040 B013001	12	2013	14	PLEASANT ST	132,500	118,200	250,700	250,700
040 B015001	25	2013	10	PLEASANT ST	15,100	-	15,100	15,100
040 B017001	21	2013	4	PLEASANT ST	45,400	620	46,020	46,020
040 B018001	40	2013	51	MAPLE ST	8,100	-	8,100	8,100
040 B020001	21	2013	35	DANFORTH ST	175,200	195,800	371,000	371,000
040 B021001	13	2013	33	DANFORTH ST	108,200	100,300	208,500	208,500
040 B022001	40	2013	29	DANFORTH ST	119,900	-	119,900	119,900
040 B023001	25	2013	13	DANFORTH ST	96,700	6,250	102,950	102,950
040 B028001	21	2013	1	DANFORTH ST	161,300	232,700	394,000	394,000
040 B032001	21	2013	45	DANFORTH ST	131,400	174,300	305,700	305,700
040 B033001	10	2013	56	PLEASANT ST	33,600	134,200	167,800	167,800
040 B033002	10	2013	56	PLEASANT ST	34,300	137,200	171,500	171,500
040 B033003	10	2013	56	PLEASANT ST	35,100	140,400	175,500	165,500
040 C001001	16	2013	51	HIGH ST	177,000	574,100	751,100	751,100
040 C002001	15	2013	78	DANFORTH ST	183,300	229,500	412,800	412,800
040 C003001	25	2013	68	DANFORTH ST	52,600	-	52,600	52,600
040 C004001	25	2013	66	DANFORTH ST	32,800	-	32,800	32,800
040 C005001	25	2013	60	DANFORTH ST	275,300	-	275,300	275,300
040 C009001	31	2013	50	DANFORTH ST	394,200	231,200	625,400	625,400
040 C014001	14	2013	41	HIGH ST	150,300	182,300	332,600	332,600
040 C015001	10	2013	37	HIGH ST	27,100	108,400	135,500	135,500
040 C015002	10	2013	37	HIGH ST	21,700	86,700	108,400	108,400
040 C015003	10	2013	37	HIGH ST	52,900	211,400	264,300	264,300
040 C015004	10	2013	37	HIGH ST	25,000	100,100	125,100	125,100
040 C016001	12	2013	31	HIGH ST	152,000	125,600	277,600	277,600
040 C018001	40	2013	11	HIGH ST CT	126,400	-	126,400	126,400
040 C021001	12	2013	27	HIGH ST	148,400	183,800	332,200	322,200
040 C022001	21	2013	101	YORK ST	-	174,780	174,780	174,780
040 C025001	22	2013	85	YORK ST	111,300	481,600	592,900	592,900
040 C026001	24	2013	75	YORK ST	165,600	503,400	669,000	669,000
040 C030001	21	2013	53	YORK ST	119,000	807,800	926,800	926,800
040 C033001	40	2013	0	HIGH ST CT	40,900	-	40,900	40,900
040 D001001	22	2013	20	DANFORTH ST	202,900	2,571,900	2,774,800	2,774,800
040 D002001	22	2013	10	DANFORTH ST	110,000	893,100	1,003,100	1,003,100

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
040 E001001	25	2013	40	YORK ST	520,400	61,680	582,080	582,080
040 F011001	22	2013	14	YORK ST	256,400	1,992,200	2,248,600	2,248,600
042 A007001	22	2013	54	YORK ST	306,300	848,300	1,154,600	1,154,600
042 B002001	56	2013	14	HIGH ST	91,700	-	91,700	-
043 A001001	56	2013	0	BRACKETT ST	172,300	-	172,300	-
043 B001001	56	2013	0	YORK ST	28,300	-	28,300	-
043 B003001	11	2013	194	YORK ST	133,700	142,200	275,900	275,900
043 B004001	56	2013	192	YORK ST	15,600	-	15,600	-
043 B005001	56	2013	182	YORK ST	11,700	-	11,700	-
043 C001001	11	2013	170	YORK ST	135,800	165,200	301,000	301,000
043 C002001	11	2013	168	YORK ST	130,600	171,900	302,500	292,500
043 C003001	40	2013	158	YORK ST	27,500	-	27,500	27,500
043 C004001	14	2013	156	YORK ST	169,400	186,400	355,800	355,800
043 C006001	56	2013	431	COMMERCIAL ST	562,500	-	562,500	-
043 E005001	56	2013	14	STATE ST	1,600	-	1,600	-
043 E008001	57	2013	469	COMMERCIAL ST	88,100	-	88,100	-
044 A001001	13	2013	20	HIGH ST	141,300	256,000	397,300	397,300
044 A002001	16	2013	24	HIGH ST	180,200	782,900	963,100	963,100
044 A003001	11	2013	117	YORK ST	141,600	119,500	261,100	251,100
044 A00400A	10	2013	125	YORK ST	70,300	281,300	351,600	351,600
044 A00400B	10	2013	125	YORK ST	69,100	276,200	345,300	345,300
044 A00400C	10	2013	125	YORK ST	64,000	256,000	320,000	320,000
044 A00400D	10	2013	125	YORK ST	64,200	256,900	321,100	321,100
044 A00400E	10	2013	125	YORK ST	62,200	248,700	310,900	310,900
044 A00400F	10	2013	125	YORK ST	54,300	217,200	271,500	271,500
044 A00400G	10	2013	125	YORK ST	54,300	217,200	271,500	271,500
044 A005271	10	2013	127	YORK ST	35,800	143,000	178,800	178,800
044 A005272	10	2013	127	YORK ST	36,600	146,200	182,800	182,800
044 A005273	10	2013	127	YORK ST	39,600	158,500	198,100	198,100
044 A005274	10	2013	127	YORK ST	28,300	113,100	141,400	141,400
044 A005275	10	2013	127	YORK ST	29,400	117,500	146,900	146,900
044 A005276	10	2013	127	YORK ST	32,100	128,500	160,600	160,600
044 A005291	10	2013	129	YORK ST	35,800	143,000	178,800	178,800
044 A005292	10	2013	129	YORK ST	36,600	146,200	182,800	182,800
044 A005293	10	2013	129	YORK ST	39,600	158,500	198,100	198,100
044 A005294	10	2013	129	YORK ST	28,300	113,100	141,400	141,400
044 A005295	10	2013	129	YORK ST	29,400	117,500	146,900	146,900
044 A005296	10	2013	129	YORK ST	32,100	128,500	160,600	150,600
044 A007001	13	2013	135	YORK ST	148,900	114,300	263,200	263,200
044 A008001	11	2013	25	PARK ST	146,400	243,500	389,900	389,900
044 A009001	15	2013	28	HIGH ST	154,800	365,900	520,700	520,700
044 A010001	11	2013	32	HIGH ST	148,000	107,800	255,800	245,800
044 A011001	11	2013	34	HIGH ST	169,800	263,800	433,600	423,600
044 A012001	10	2013	33	PARK ST	47,000	187,900	234,900	234,900
044 A012002	10	2013	33	PARK ST	50,500	202,000	252,500	242,500
044 A012003	10	2013	33	PARK ST	61,200	244,600	305,800	305,800
044 A012004	10	2013	33	PARK ST	59,800	239,200	299,000	289,000
044 A012005	10	2013	33	PARK ST	59,200	236,600	295,800	295,800
044 A013001	54	2013	11	NYE ST	143,800	208,200	352,000	-
044 A014001	54	2013	7	NYE ST	144,000	213,900	357,900	-
044 A015001	13	2013	5	NYE ST	144,000	242,000	386,000	386,000
044 A016001	15	2013	40	HIGH ST	233,700	316,300	550,000	550,000
044 A018001	54	2013	12	NYE ST	138,300	208,800	347,100	-
044 A019001	10	2013	45	PARK ST	35,000	140,200	175,200	175,200
044 A019002	10	2013	45	PARK ST	32,800	131,400	164,200	164,200
044 A019003	10	2013	45	PARK ST	33,600	134,500	168,100	168,100
044 A019004	10	2013	45	PARK ST	32,800	131,400	164,200	164,200
044 A019005	10	2013	45	PARK ST	23,100	92,500	115,600	115,600
044 A019006	10	2013	45	PARK ST	24,700	98,900	123,600	123,600
044 A020001	10	2013	48	HIGH ST	41,200	164,700	205,900	195,900
044 A020002	10	2013	48	HIGH ST	66,400	265,500	331,900	331,900
044 A021001	27	2013	86	DANFORTH ST	140,500	251,200	391,700	391,700

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
044 A022001	16	2013	92	DANFORTH ST	117,600	500,300	617,900	617,900
044 A023001	54	2013	96	DANFORTH ST	306,000	884,900	1,190,900	-
044 A025001	16	2013	51	PARK ST	167,900	524,700	692,600	692,600
044 A026001	12	2013	57	PARK ST	163,400	246,800	410,200	400,200
044 A029001	12	2013	133	YORK ST	152,500	63,500	216,000	216,000
044 A031001	40	2013	0	YORK ST	14,200	-	14,200	14,200
044 B001001	15	2013	22	PARK ST	138,200	384,900	523,100	523,100
044 B002001	12	2013	30	PARK ST	136,700	167,500	304,200	304,200
044 B003001	14	2013	153	YORK ST	125,400	104,500	229,900	229,900
044 B004001	12	2013	8	GUILFORD CT	143,600	135,700	279,300	279,300
044 B00501A	10	2013	16	GUILFORD CT	31,500	125,900	157,400	157,400
044 B00501B	10	2013	16	GUILFORD CT	31,800	127,100	158,900	158,900
044 B00501C	10	2013	16	GUILFORD CT	31,500	125,900	157,400	157,400
044 B00501D	10	2013	16	GUILFORD CT	31,500	125,900	157,400	157,400
044 B00502A	10	2013	16	GUILFORD CT	62,800	251,400	314,200	298,200
044 B00502B	10	2013	16	GUILFORD CT	62,800	251,400	314,200	304,200
044 B00503A	10	2013	16	GUILFORD CT	65,900	263,600	329,500	329,500
044 B00503B	10	2013	16	GUILFORD CT	65,900	263,600	329,500	329,500
044 B006001	11	2013	161	YORK ST	130,400	109,800	240,200	230,200
044 B007001	11	2013	163	YORK ST	164,500	149,200	313,700	303,700
044 B008001	10	2013	167	YORK ST	41,700	166,700	208,400	208,400
044 B008002	10	2013	167	YORK ST	42,400	169,500	211,900	211,900
044 B009001	27	2013	21	STATE ST	126,700	254,300	381,000	381,000
044 B010001	15	2013	27	STATE ST	164,800	306,100	470,900	470,900
044 B011001	14	2013	34	PARK ST	149,400	260,900	410,300	400,300
044 B012001	14	2013	14	STETSON CT	165,100	248,100	413,200	403,200
044 B013001	40	2013	0	GUILFORD CT	154,700	-	154,700	154,700
044 B015001	14	2013	31	STATE ST	138,700	175,900	314,600	314,600
044 B016001	13	2013	33	STATE ST	133,100	120,000	253,100	253,100
044 B017001	13	2013	35	STATE ST	139,800	196,300	336,100	336,100
044 B018001	25	2013	0	PARK ST	41,600	5,190	46,790	46,790
044 B019001	12	2013	10	STETSON CT	136,500	123,500	260,000	250,000
044 B022001	12	2013	16	STETSON CT	118,200	147,000	265,200	255,200
044 B023001	17	2013	41	STATE ST	185,200	1,908,900	2,094,100	2,094,100
044 B024001	14	2013	44	PARK ST	151,400	247,400	398,800	398,800
044 B025001	13	2013	7	STETSON CT	136,300	231,000	367,300	367,300
044 B026001	40	2013	0	STETSON CT	43,100	-	43,100	43,100
044 B028001	13	2013	15	STETSON CT	146,500	177,900	324,400	314,400
044 B029001	22	2013	132	DANFORTH ST	106,400	262,300	368,700	368,700
044 B030001	15	2013	45	STATE ST	183,400	366,000	549,400	549,400
044 B031001	11	2013	1	STRATTON PL	166,700	192,000	358,700	358,700
044 B032001	11	2013	2	STRATTON PL	158,700	173,100	331,800	321,800
044 B033001	11	2013	3	STRATTON PL	160,200	132,300	292,500	282,500
044 B034001	11	2013	4	STRATTON PL	160,400	147,900	308,300	298,300
044 B035001	11	2013	5	STRATTON PL	160,200	147,900	308,100	308,100
044 B036001	11	2013	6	STRATTON PL	160,300	177,700	338,000	328,000
044 B037001	11	2013	7	STRATTON PL	160,400	160,500	320,900	310,900
044 B038001	11	2013	8	STRATTON PL	160,200	163,900	324,100	324,100
044 B039001	11	2013	9	STRATTON PL	159,700	127,100	286,800	286,800
044 B040001	11	2013	10	STRATTON PL	168,300	233,200	401,500	391,500
044 B041001	16	2013	51	STATE ST	178,000	631,700	809,700	809,700
044 B042001	40	2013	0	DANFORTH ST	47,300	-	47,300	47,300
044 B043001	14	2013	126	DANFORTH ST	151,000	256,900	407,900	407,900
044 B044001	12	2013	128	DANFORTH ST	137,800	217,700	355,500	355,500
044 B045001	15	2013	130	DANFORTH ST	132,900	274,500	407,400	407,400
044 B047001	17	2013	59	STATE ST	177,700	2,540,600	2,718,300	2,718,300
044 B050001	11	2013	26	PARK ST	97,700	30,600	128,300	128,300
044 F001001	17	2013	68	HIGH ST	262,300	2,320,800	2,583,100	2,583,100
044 F002001	13	2013	97	DANFORTH ST	156,200	326,300	482,500	482,500
044 F003001	10	2013	101	DANFORTH ST	27,800	111,400	139,200	139,200
044 F003002	10	2013	101	DANFORTH ST	31,000	124,200	155,200	155,200
044 F003003	10	2013	101	DANFORTH ST	25,900	103,700	129,600	129,600

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
044 F003004	10	2013	101	DANFORTH ST	29,100	116,300	145,400	145,400
044 F003005	10	2013	101	DANFORTH ST	28,100	112,300	140,400	140,400
044 F003006	10	2013	101	DANFORTH ST	28,900	115,500	144,400	144,400
044 F003007	10	2013	101	DANFORTH ST	28,200	112,800	141,000	141,000
044 F003008	10	2013	101	DANFORTH ST	31,900	127,700	159,600	159,600
044 F003009	10	2013	101	DANFORTH ST	32,100	128,400	160,500	160,500
044 F003010	10	2013	101	DANFORTH ST	32,200	128,800	161,000	161,000
044 F003011	10	2013	101	DANFORTH ST	31,500	126,100	157,600	157,600
044 F003012	10	2013	101	DANFORTH ST	31,700	126,900	158,600	158,600
044 F004001	54	2013	109	DANFORTH ST	182,100	741,400	923,500	-
044 F007001	10	2013	79	PARK ST	58,700	234,600	293,300	283,300
044 F007002	10	2013	77	PARK ST	54,700	218,900	273,600	273,600
044 F007003	10	2013	77	PARK ST	47,600	190,600	238,200	238,200
044 F007004	10	2013	77	PARK ST	54,500	218,000	272,500	272,500
044 F007005	10	2013	77	PARK ST	83,100	332,400	415,500	415,500
044 F007006	10	2013	79	PARK ST	51,600	206,400	258,000	258,000
044 F007007	10	2013	79	PARK ST	47,400	189,600	237,000	237,000
044 F007008	10	2013	79	PARK ST	40,500	162,000	202,500	202,500
044 F007009	10	2013	79	PARK ST	45,500	182,000	227,500	227,500
044 F007010	10	2013	75	PARK ST	49,400	197,500	246,900	246,900
044 F007011	10	2013	75	PARK ST	53,800	215,300	269,100	269,100
044 F010001	15	2013	85	PARK ST	174,000	284,700	458,700	448,700
044 G001001	54	2013	115	DANFORTH ST	1,576,900	7,221,550	8,798,450	-
044 G004001	11	2013	69	STATE ST	136,400	339,700	476,100	466,100
044 G005001	11	2013	71	STATE ST	134,000	348,300	482,300	472,300
044 G006001	54	2013	74	PARK ST	69,000	-	69,000	-
044 H001001	53	2013	66	STATE ST	421,500	934,700	1,356,200	-
044 H004001	20	2013	34	GRAY ST	196,800	662,000	858,800	858,800
044 H004002	54	2013	3	GRAY ST	459,200	1,836,900	2,296,100	-
045 A001001	21	2013	660	CONGRESS ST	93700	192600	286300	286,300
045 A002001	27	2013	656	CONGRESS ST	120300	722700	843000	843,000
045 A003001	27	2013	638	CONGRESS ST	1391900	3709900	5101800	5,101,800
045 A004001	11	2013	130	PARK ST	93,700	49,600	143,300	133,300
045 A006001	56	2013	140	PARK ST	122,950	254,950	377,900	-
045 A006002	15	2013	140	PARK ST	122,950	254,950	377,900	377,900
045 A008001	25	2013	136	PARK ST	125,500	20,310	145,810	145,810
045 A009001	16	2013	131	STATE ST	176,800	706,400	883,200	883,200
045 A010001	54	2013	130	PARK ST	157,500	322,700	480,200	-
045 A011001	10	2013	137	SPRING ST	33,500	134,000	167,500	167,500
045 A011002	10	2013	137	SPRING ST	34,400	137,600	172,000	162,000
045 A011003	10	2013	137	SPRING ST	37,900	151,500	189,400	189,400
045 A011004	10	2013	137	SPRING ST	25,000	100,300	125,300	125,300
045 A011005	10	2013	137	SPRING ST	34,800	139,000	173,800	173,800
045 A011006	10	2013	137	SPRING ST	26,000	104,100	130,100	130,100
045 A011007	10	2013	137	SPRING ST	34,400	137,400	171,800	171,800
045 A012001	13	2013	139	SPRING ST	141,300	185,700	327,000	327,000
045 A013001	13	2013	141	SPRING ST	140,500	187,800	328,300	328,300
045 A014001	12	2013	143	SPRING ST	142,900	268,400	411,300	401,300
045 A015001	17	2013	145	SPRING ST	226,800	1,311,900	1,538,700	1,538,700
045 A018001	56	2013	153	SPRING ST	152,000	333,500	485,500	-
045 A019001	13	2013	119	STATE ST	140,200	268,200	408,400	408,400
045 A020001	13	2013	121	STATE ST	138,900	237,200	376,100	376,100
045 A021001	15	2013	125	STATE ST	176,600	499,600	676,200	676,200
045 A023001	53	2013	134	PARK ST	426,500	1,591,500	2,018,000	-
045 A025001	54	2013	153	STATE ST	158400	217100	375500	-
045 A028001	27	2013	165	STATE ST	140300	338900	479200	479,200
045 A029001	27	2013	169	STATE ST	123400	202500	325900	325,900
045 A030001	15	2013	171	STATE ST	117900	221600	339500	339,500
045 A031001	15	2013	173	STATE ST	154800	410700	565500	565,500
045 A033001	15	2013	177	STATE ST	120200	258700	378900	378,900
045 A034001	21	2013	664	CONGRESS ST	107800	357100	464900	464,900
045 A035001	21	2013	670	CONGRESS ST	103000	508700	611700	611,700

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
045 A037001	53	2013	143	STATE ST	145,200	487,200	632,400	-
045 B001001	15	2013	114	PARK ST	107,300	541,660	648,960	648,960
045 B002001	15	2013	112	PARK ST	118,000	545,400	663,400	663,400
045 B003001	12	2013	110	PARK ST	172,500	467,300	639,800	629,800
045 B004001	10	2013	108	PARK ST	37,000	147,900	184,900	174,900
045 B004002	10	2013	108	PARK ST	37,700	151,000	188,700	188,700
045 B004003	10	2013	108	PARK ST	36,600	146,500	183,100	167,100
045 B004004	10	2013	108	PARK ST	37,500	149,900	187,400	187,400
045 B004005	10	2013	108	PARK ST	20,000	80,100	100,100	100,100
045 B005001	13	2013	106	PARK ST	172,500	472,400	644,900	634,900
045 B006001	11	2013	104	PARK ST	172,500	486,500	659,000	649,000
045 B007001	11	2013	102	PARK ST	172,500	698,300	870,800	870,800
045 B008001	15	2013	100	PARK ST	118,000	533,800	651,800	635,800
045 B009001	10	2013	98	PARK ST	45,900	242,900	288,800	288,800
045 B009002	10	2013	98	PARK ST	43,800	206,000	249,800	249,800
045 B009003	10	2013	98	PARK ST	35,100	140,600	175,700	175,700
045 B009004	10	2013	98	PARK ST	57,400	229,700	287,100	287,100
045 B010001	14	2013	96	PARK ST	172,500	456,600	629,100	629,100
045 B011001	10	2013	88	PARK ST	31,500	126,000	157,500	147,500
045 B011002	10	2013	88	PARK ST	32,900	131,400	164,300	164,300
045 B011003	10	2013	88	PARK ST	34,500	137,800	172,300	172,300
045 B011004	10	2013	88	PARK ST	24,200	96,700	120,900	120,900
045 B011005	10	2013	88	PARK ST	58,500	233,900	292,400	282,400
045 B011006	10	2013	88	PARK ST	44,100	176,400	220,500	210,500
045 B011007	10	2013	88	PARK ST	36,200	144,900	181,100	181,100
045 B011008	10	2013	88	PARK ST	33,700	134,700	168,400	158,400
045 B011009	10	2013	88	PARK ST	24,400	97,700	122,100	112,100
045 B011010	10	2013	88	PARK ST	24,500	98,100	122,600	122,600
045 B011011	10	2013	88	PARK ST	30,200	120,700	150,900	150,900
045 B011012	10	2013	88	PARK ST	35,000	139,800	174,800	174,800
045 B011013	10	2013	88	PARK ST	33,600	134,500	168,100	168,100
045 B011014	10	2013	88	PARK ST	24,500	98,000	122,500	112,500
045 B011015	10	2013	88	PARK ST	91,300	365,200	456,500	446,500
045 B011016	10	2013	88	PARK ST	30,300	121,200	151,500	141,500
045 B011017	10	2013	88	PARK ST	24,600	98,500	123,100	123,100
045 B011018	10	2013	88	PARK ST	46,800	187,300	234,100	224,100
045 B011019	10	2013	88	PARK ST	20,300	81,200	101,500	101,500
045 B011020	10	2013	88	PARK ST	36,300	145,000	181,300	171,300
045 B011021	10	2013	88	PARK ST	35,000	140,100	175,100	165,100
045 B011022	10	2013	88	PARK ST	30,300	121,100	151,400	151,400
045 B011024	10	2013	88	PARK ST	34,500	138,100	172,600	172,600
045 B011026	10	2013	88	PARK ST	28,600	114,400	143,000	143,000
045 B011027	10	2013	88	PARK ST	32,300	129,300	161,600	161,600
045 B018001	54	2013	19	GRAY ST	47,700	16,090	63,790	-
045 B020001	11	2013	21	GRAY ST	130,500	43,300	173,800	173,800
045 B021001	14	2013	85	STATE ST	131,700	164,700	296,400	296,400
045 B022001	14	2013	87	STATE ST	134,200	193,700	327,900	327,900
045 B023001	54	2013	91	STATE ST	179,000	372,400	551,400	-
045 B025001	54	2013	97	STATE ST	168,700	438,900	607,600	-
045 B026001	10	2013	99	STATE ST	67,400	269,500	336,900	326,900
045 B026002	10	2013	99	STATE ST	50,900	203,500	254,400	254,400
045 B026003	10	2013	99	STATE ST	38,600	154,400	193,000	183,000
045 B026004	10	2013	99	STATE ST	60,400	241,600	302,000	292,000
045 B027001	27	2013	103	STATE ST	169,000	446,000	615,000	615,000
045 B029001	16	2013	111	STATE ST	191,000	658,200	849,200	849,200
045 B030001	11	2013	117	STATE ST	137,900	205,700	343,600	343,600
045 B031001	10	2013	150	SPRING ST	43,900	175,700	219,600	219,600
045 B031002	20	2013	150	SPRING ST	18,100	72,200	90,300	90,300
045 B031003	10	2013	150	SPRING ST	37,100	148,400	185,500	185,500
045 B031004	10	2013	150	SPRING ST	36,000	143,900	179,900	169,900
045 B031005	10	2013	150	SPRING ST	34,500	138,000	172,500	162,500
045 B031006	10	2013	150	SPRING ST	37,400	149,700	187,100	187,100

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
045 B031007	10	2013	150	SPRING ST	37,300	149,100	186,400	186,400
045 B031008	10	2013	150	SPRING ST	31,000	124,100	155,100	145,100
045 B031009	10	2013	150	SPRING ST	34,100	136,600	170,700	170,700
045 B031010	10	2013	150	SPRING ST	32,500	129,800	162,300	152,300
045 B031011	10	2013	150	SPRING ST	31,500	126,200	157,700	157,700
045 B031012	10	2013	150	SPRING ST	31,200	124,700	155,900	145,900
045 B031013	10	2013	150	SPRING ST	30,600	122,300	152,900	152,900
045 B031014	10	2013	150	SPRING ST	33,800	135,300	169,100	169,100
045 B031015	10	2013	150	SPRING ST	26,500	106,200	132,700	132,700
045 B031016	10	2013	150	SPRING ST	31,600	126,300	157,900	157,900
045 B031017	10	2013	150	SPRING ST	35,800	143,200	179,000	179,000
045 B034001	19	2013	96	PARK ST	8,400	900	9,300	9,300
045 B034002	19	2013	96	PARK ST	8,400	900	9,300	9,300
045 B034003	19	2013	96	PARK ST	8,400	900	9,300	9,300
045 B034004	19	2013	96	PARK ST	8,400	900	9,300	9,300
045 B034005	19	2013	96	PARK ST	8,400	900	9,300	9,300
045 B034006	19	2013	96	PARK ST	8,400	900	9,300	9,300
045 B034008	19	2013	96	PARK ST	8,400	900	9,300	9,300
045 B034010	19	2013	96	PARK ST	8,400	900	9,300	9,300
045 B035001	12	2013	144	SPRING ST	129,200	158,700	287,900	277,900
045 B036001	40	2013	154	SPRING ST	38,200	-	38,200	38,200
045 B040001	25	2013	101	STATE ST	35,000	4,810	39,810	39,810
045 B041001	11	2013	115	STATE ST	140,200	211,800	352,000	342,000
045 C001001	21	2013	184	STATE ST	152200	312000	464200	464,200
045 C002001	15	2013	180	STATE ST	94200	275800	370000	370,000
045 C003001	21	2013	172	STATE ST	226300	480300	706600	706,600
045 C004001	54	2013	160	STATE ST	372,200	592,100	964,300	-
045 C005001	26	2013	152	STATE ST	262700	659800	922500	922,500
045 C006001	54	2013	148	STATE ST	135,200	688,700	823,900	-
045 C007001	54	2013	120	STATE ST	1,219,900	22,776,760	23,996,660	-
045 C024001	25	2013	105	WINTER ST	95,800	41,230	137,030	137,030
045 D001001	54	2013	102	STATE ST	493,800	-	493,800	-
045 D003001	56	2013	100	STATE ST	1,454,700	12,260,400	13,715,100	-
045 D00516F	10	2013	116	STATE ST	66,600	266,300	332,900	322,900
045 D00516R	10	2013	116	STATE ST	57,500	230,100	287,600	287,600
045 D00518F	10	2013	118	STATE ST	66,600	280,600	347,200	347,200
045 D00518R	10	2013	118	STATE ST	62,300	249,100	311,400	311,400
046 A001001	14	2013	243	STATE ST	149,900	211,200	361,100	361,100
046 A002001	11	2013	468	CUMBERLAND AVE	135,000	178,800	313,800	303,800
046 A003001	11	2013	464	CUMBERLAND AVE	135,700	156,800	292,500	282,500
046 A004001	11	2013	462	CUMBERLAND AVE	149,200	127,200	276,400	266,400
046 A005001	11	2013	458	CUMBERLAND AVE	147,800	139,900	287,700	277,700
046 A006001	15	2013	235	STATE ST	69,500	478,700	548,200	548,200
046 A007001	13	2013	50	AVON ST	140,600	131,000	271,600	261,600
046 A008001	11	2013	48	AVON ST	136,200	107,400	243,600	233,600
046 A009001	14	2013	46	AVON ST	134,900	147,900	282,800	282,800
046 A010001	17	2013	231	STATE ST	69,700	1,336,200	1,405,900	1,405,900
046 A011001	11	2013	44	AVON ST	134,300	131,100	265,400	265,400
046 A012001	10	2013	29	DEERING ST	54,800	219,200	274,000	264,000
046 A012002	10	2013	29	DEERING ST	49,400	196,200	245,600	245,600
046 A012003	10	2013	29	DEERING ST	38,100	152,400	190,500	190,500
046 A013001	10	2013	27	DEERING ST	24,800	98,800	123,600	113,600
046 A013002	10	2013	27	DEERING ST	26,300	105,000	131,300	121,300
046 A013003	10	2013	27	DEERING ST	43,300	173,300	216,600	216,600
046 A013004	10	2013	27	DEERING ST	36,000	143,900	179,900	179,900
046 A014001	15	2013	31	DEERING ST	69,200	378,900	448,100	448,100
046 B001001	25	2013	454	CUMBERLAND AVE	68,600	9,380	77,980	38,990
046 B002001	13	2013	452	CUMBERLAND AVE	140,000	220,500	360,500	360,500
046 B003001	14	2013	450	CUMBERLAND AVE	139,000	237,000	376,000	376,000
046 B004001	16	2013	446	CUMBERLAND AVE	68,400	531,500	599,900	599,900
046 B006001	10	2013	440	CUMBERLAND AVE	36,600	146,300	182,900	172,900
046 B006002	10	2013	440	CUMBERLAND AVE	36,100	144,400	180,500	170,500

PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
046 B006003	10	2013	440	CUMBERLAND AVE	29,100	116,200	145,300	145,300
046 B006004	10	2013	440	CUMBERLAND AVE	28,400	113,500	141,900	141,900
046 B006005	10	2013	440	CUMBERLAND AVE	31,600	126,600	158,200	158,200
046 B006006	10	2013	440	CUMBERLAND AVE	31,300	125,100	156,400	156,400
046 B007001	10	2013	198	HIGH ST	23,500	94,100	117,600	117,600
046 B007002	10	2013	198	HIGH ST	26,400	105,500	131,900	131,900
046 B007003	10	2013	198	HIGH ST	31,200	124,700	155,900	155,900
046 B007004	10	2013	198	HIGH ST	29,400	117,400	146,800	146,800
046 B007005	10	2013	198	HIGH ST	30,000	119,900	149,900	149,900
046 B007006	10	2013	198	HIGH ST	31,800	127,000	158,800	158,800
046 B007007	10	2013	198	HIGH ST	29,100	116,300	145,400	145,400
046 B007008	10	2013	198	HIGH ST	31,000	124,200	155,200	155,200
046 B007009	10	2013	198	HIGH ST	32,100	128,400	160,500	160,500
046 B007010	10	2013	198	HIGH ST	42,200	168,800	211,000	201,000
046 B007011	10	2013	198	HIGH ST	35,800	143,300	179,100	179,100
046 B007012	10	2013	198	HIGH ST	31,300	125,000	156,300	146,300
046 B009001	16	2013	10	AVON PL	69,600	1,024,400	1,094,000	1,094,000
046 B013001	55	2013	192	HIGH ST	141,600	210,500	352,100	-
046 B014010	10	2013	180	HIGH ST	32,400	129,600	162,000	152,000
046 B014011	10	2013	180	HIGH ST	29,100	116,400	145,500	129,500
046 B014012	10	2013	180	HIGH ST	26,300	105,400	131,700	131,700
046 B014014	10	2013	180	HIGH ST	30,000	120,100	150,100	140,100
046 B014015	10	2013	180	HIGH ST	31,700	126,700	158,400	148,400
046 B014016	10	2013	180	HIGH ST	32,300	129,200	161,500	161,500
046 B014020	10	2013	180	HIGH ST	18,700	74,800	93,500	93,500
046 B014021	10	2013	180	HIGH ST	36,400	145,700	182,100	172,100
046 B014022	10	2013	180	HIGH ST	26,300	105,400	131,700	131,700
046 B014024	10	2013	180	HIGH ST	30,000	120,100	150,100	150,100
046 B014025	10	2013	180	HIGH ST	31,700	126,700	158,400	158,400
046 B014026	10	2013	180	HIGH ST	32,300	129,200	161,500	161,500
046 B014030	10	2013	180	HIGH ST	33,700	134,800	168,500	158,500
046 B014031	10	2013	180	HIGH ST	29,500	118,000	147,500	147,500
046 B014032	10	2013	180	HIGH ST	29,100	116,300	145,400	145,400
046 B014034	10	2013	180	HIGH ST	31,000	123,900	154,900	138,900
046 B014035	10	2013	180	HIGH ST	32,200	128,700	160,900	160,900
046 B014036	10	2013	180	HIGH ST	33,600	134,600	168,200	158,200
046 B014040	10	2013	180	HIGH ST	33,700	134,800	168,500	168,500
046 B014041	10	2013	180	HIGH ST	29,500	118,000	147,500	147,500
046 B014042	10	2013	180	HIGH ST	29,100	116,300	145,400	129,400
046 B014044	10	2013	180	HIGH ST	31,000	123,900	154,900	154,900
046 B014045	10	2013	180	HIGH ST	32,200	128,700	160,900	160,900
046 B014046	10	2013	180	HIGH ST	33,600	134,600	168,200	168,200
046 B014050	10	2013	180	HIGH ST	33,700	134,800	168,500	158,500
046 B014051	10	2013	180	HIGH ST	29,500	118,000	147,500	137,500
046 B014052	10	2013	180	HIGH ST	29,100	116,300	145,400	145,400
046 B014054	10	2013	180	HIGH ST	31,000	123,900	154,900	144,900
046 B014055	10	2013	180	HIGH ST	32,200	128,700	160,900	150,900
046 B014056	10	2013	180	HIGH ST	33,600	134,600	168,200	152,200
046 B014060	10	2013	180	HIGH ST	33,700	134,800	168,500	168,500
046 B014061	10	2013	180	HIGH ST	29,500	118,000	147,500	137,500
046 B014062	10	2013	180	HIGH ST	29,100	116,300	145,400	135,400
046 B014064	10	2013	180	HIGH ST	31,000	123,900	154,900	144,900
046 B014065	10	2013	180	HIGH ST	32,200	128,700	160,900	150,900
046 B014066	10	2013	180	HIGH ST	33,600	134,600	168,200	168,200
046 B015001	26	2013	23	DEERING ST	195,500	320,900	516,400	258,200
046 B017001	14	2013	21	DEERING ST	146,500	226,900	373,400	373,400
046 B018001	15	2013	19	DEERING ST	68,200	290,300	358,500	348,500
046 B019001	16	2013	17	DEERING ST	73,000	777,700	850,700	850,700
046 B021001	11	2013	13	DEERING ST	152,200	273,300	425,500	415,500
046 B022001	12	2013	11	DEERING ST	152,500	375,100	527,600	517,600
046 B023001	27	2013	9	DEERING ST	186,700	156,700	343,400	343,400
046 B024001	15	2013	7	DEERING ST	67,000	246,700	313,700	313,700

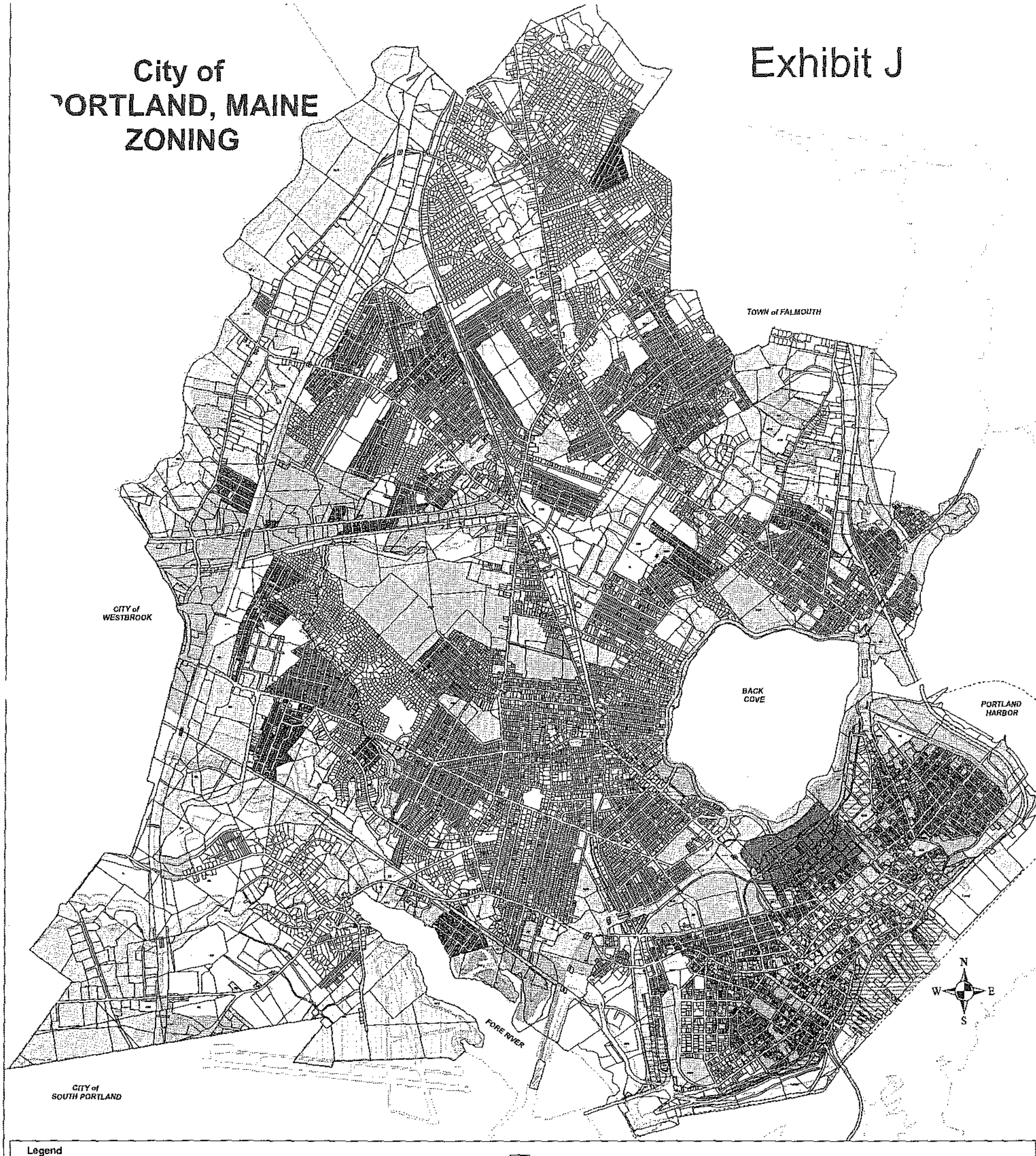
PARID	LUC	TAXYR	ADRNO	ADRSTR	APRLAND	APRBLDG	APRTOT	ASSESSED VALUE
046 B025001	15	2013	5	DEERING ST	65,100	275,500	340,600	340,600
046 B026001	15	2013	3	DEERING ST	64,800	248,900	313,700	313,700
046 B027001	15	2013	1	DEERING ST	66,200	247,500	313,700	313,700
046 B031001	19	2013	190	HIGH ST	20,800	3,310	24,110	24,110
046 C001001	27	2013	30	DEERING ST	172400	558300	730700	730,700
046 C003001	15	2013	26	DEERING ST	69400	378700	448100	448,100
046 C004001	15	2013	24	DEERING ST	63300	208900	272200	272,200
046 C005001	10	2013	22	DEERING ST	57100	228400	285500	285,500
046 C005002	10	2013	22	DEERING ST	29800	119300	149100	149,100
046 C005003	10	2013	22	DEERING ST	33900	135700	169600	159,600
046 C006001	13	2013	211	STATE ST	146000	246300	392300	392,300
046 C007001	15	2013	209	STATE ST	65700	316700	382400	382,400
046 C008001	11	2013	14	VERNON PL	97900	104300	202200	192,200
046 C009001	15	2013	201	STATE ST	69000	552100	621100	621,100
046 C011001	27	2013	675	CONGRESS ST	113400	254300	367700	367,700
046 C012001	21	2013	673	CONGRESS ST	78400	79300	157700	147,700
046 C013001	21	2013	671	CONGRESS ST	81500	88400	169900	169,900
046 C019001	21	2013	667	CONGRESS ST	333500	338000	671500	671,500
046 C024001	13	2013	207	STATE ST	134600	184600	319200	309,200
046 D008001	11	2013	15	AVON ST	99300	87100	186400	176,400
046 D010001	27	2013	14	DEERING ST	143200	192200	335400	335,400
046 D011001	10	2013	12	DEERING ST	15800	63000	78800	78,800
046 D011002	10	2013	12	DEERING ST	28100	112500	140600	140,600
046 D011003	10	2013	12	DEERING ST	36600	146400	183000	173,000
046 D01101B	10	2013	12	DEERING ST	35700	142900	178600	168,600
046 D012001	10	2013	10	DEERING ST	28100	112500	140600	130,600
046 D012002	10	2013	10	DEERING ST	14100	56500	70600	70,600
046 D012003	10	2013	10	DEERING ST	24000	95900	119900	119,900
046 D012004	10	2013	10	DEERING ST	30900	123600	154500	144,500
046 D012005	10	2013	10	DEERING ST	15900	63700	79600	79,600
046 D012006	10	2013	10	DEERING ST	32900	131700	164600	164,600
046 D016001	27	2013	6	DEERING ST	145600	275760	421360	421,360
046 D018001	21	2013	653	CONGRESS ST	88900	146700	235600	235,600
046 D021001	27	2013	655	CONGRESS ST	320600	4901900	5222500	5,222,500
046 D022001	27	2013	645	CONGRESS ST	1652900	2130800	3783700	3,783,700
046 D026001	27	2013	633	CONGRESS ST	343100	1875000	2218100	2,218,100
046 D027001	40	2013	629	CONGRESS ST	160400	0	160400	160,400
046 D028001	21	2013	625	CONGRESS ST	131500	96000	227500	227,500
046 D031001	22	2013	142	HIGH ST	941900	3185100	4127000	4,127,000
055 E037001	27	2013	190	STATE ST	129600	547200	676800	676,800
055 E039001	27	2013	188	STATE ST	108500	1055700	1164200	1,164,200
								968,136,850

EXHIBITS G, H, AND I

TO BE PROVIDED AFTER CITY COUNCIL AUTHORIZATION OF DOWNTOWN TRANSIT-ORIENTED DEVELOPMENT AND OMNIBUS TIF DISTRICT

City of PORTLAND, MAINE ZONING

Exhibit J



Legend

- IR-1 Island Residential
- IR-2 Island Residential
- IR-3 Island Residential
- I-B Island Business
- I-TS Island Transfer Station
- R1 Residential
- R2 Residential
- R3 Residential
- R4 Residential
- R5 Residential
- R6 Residential
- R-6A Residential
- RP Residential Professional
- AB Airport Business
- OP Office Park
- B1 Neighborhood Business
- B1b Neighborhood Business
- B2 Business Community
- B2b Business Community
- B3* Downtown Business
- B3c Downtown Business
- B4 Commercial Business
- B5 Urban Commercial Business
- B5b Urban Commercial Business
- B6 Urban Commercial Business
- B7 Urban Commercial Business
- IL Industrial - Low Impact
- ILb Industrial - Low Impact
- IM Industrial - Moderate Impact
- IMb Industrial - Moderate Impact
- IH Industrial - High Impact
- RPZ Resource Protection
- ROS Recreation Open Space
- WPDZ Waterfront
- WCZ* Waterfront
- WSUZ Waterfront
- EWPZ Waterfront
- Conditional or Contract (see list); C55
- Downtown Entertainment (DEOZ)
- Flexible Housing (FH)
- Helistop (H)
- Residential (R-7)
- University of Southern Maine (USM)
- Waynflete Core Subdistrict
- Waynflete Edge Subdistrict
- Shoreland Zoning
- Stream Protection District

The depiction of the Shoreland Zoning and the Stream Protection Districts are illustrative of the general location of such zones. The actual boundaries of theses zones shall be determined by the measurement of the distance indicated on the maps from the normal high water line of the water body or the upland edges of the wetland vegetation. Where the measurement is not the same as the location of the boundary on the zoning maps, the measurement shall control, unless the zoning map indicates that the zoning boundary shall follow an existing property line.

Note: A shoreland zone is 250 feet wide, while a stream protection zone is 75 feet on either side of a stream.

Height Overlay Districts

Height Overlay Districts are in effect for the areas of Bayside Neighborhood & Downtown.
Copies of the overlay maps are on file at the Department of Planning and Development.

The information contained on this map is compiled from past zoning maps, City Council orders and other documentation as depicted on the Map Summary of Zoning Documentation map on file in Portland's City Engineer's Archives Vault presently located at 55 Portland Street and at the Department of Planning and Development located at 389 Congress Street.

Adopted by Portland City Council
January 17, 2001
Effective February 17, 2001
Last revised October 28, 2014

This Zoning Map of the City of Portland, Maine is provided for informational purposes only.

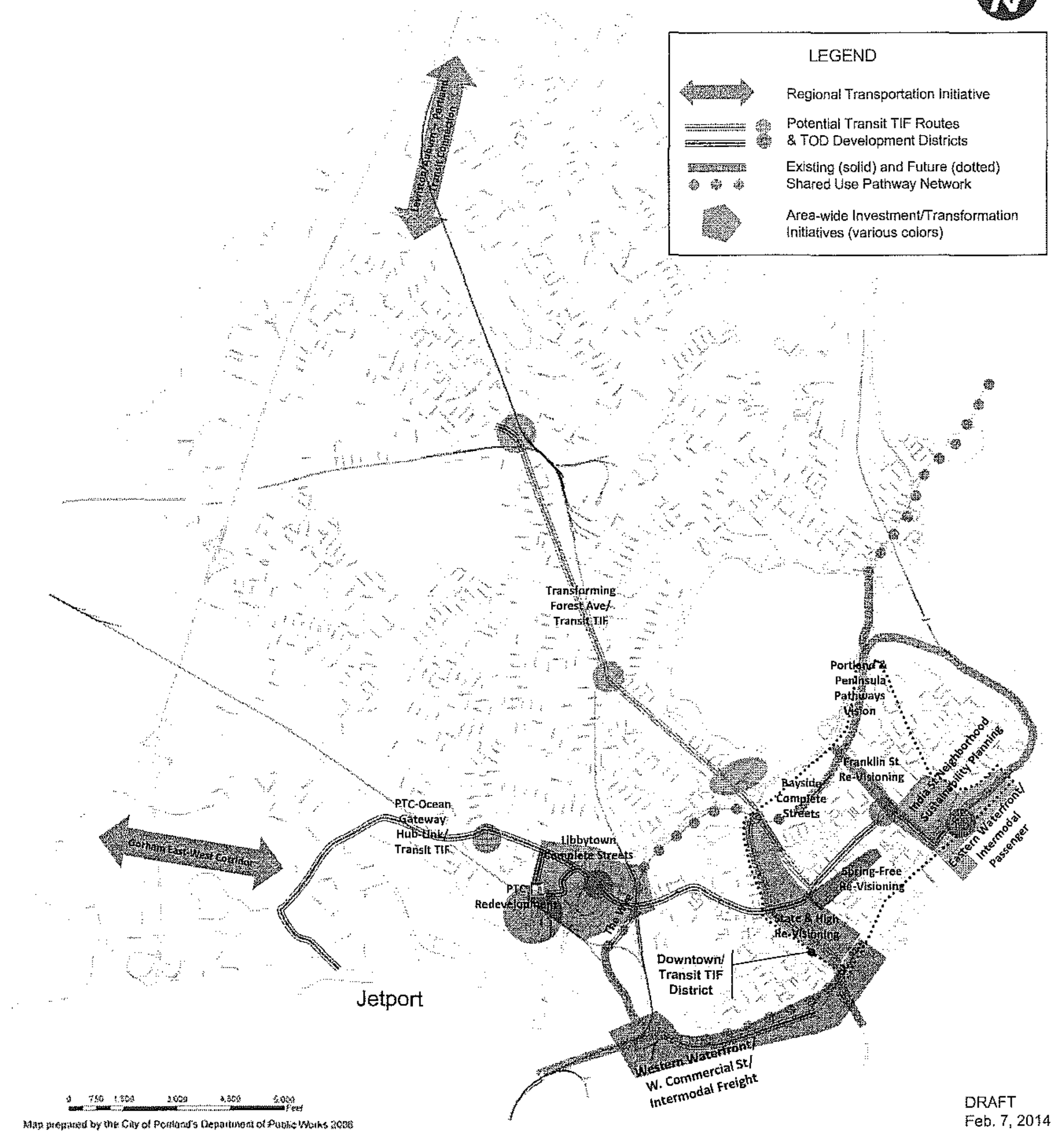
The current official zoning map is on file and available for reference in the Department of Planning and Development 874-8703.

Map prepared by the City of Portland's Department of Planning & Development and the Department of Public Services

1,000 500 0 1,000 2,000 3,000 Feet

EXHIBIT K

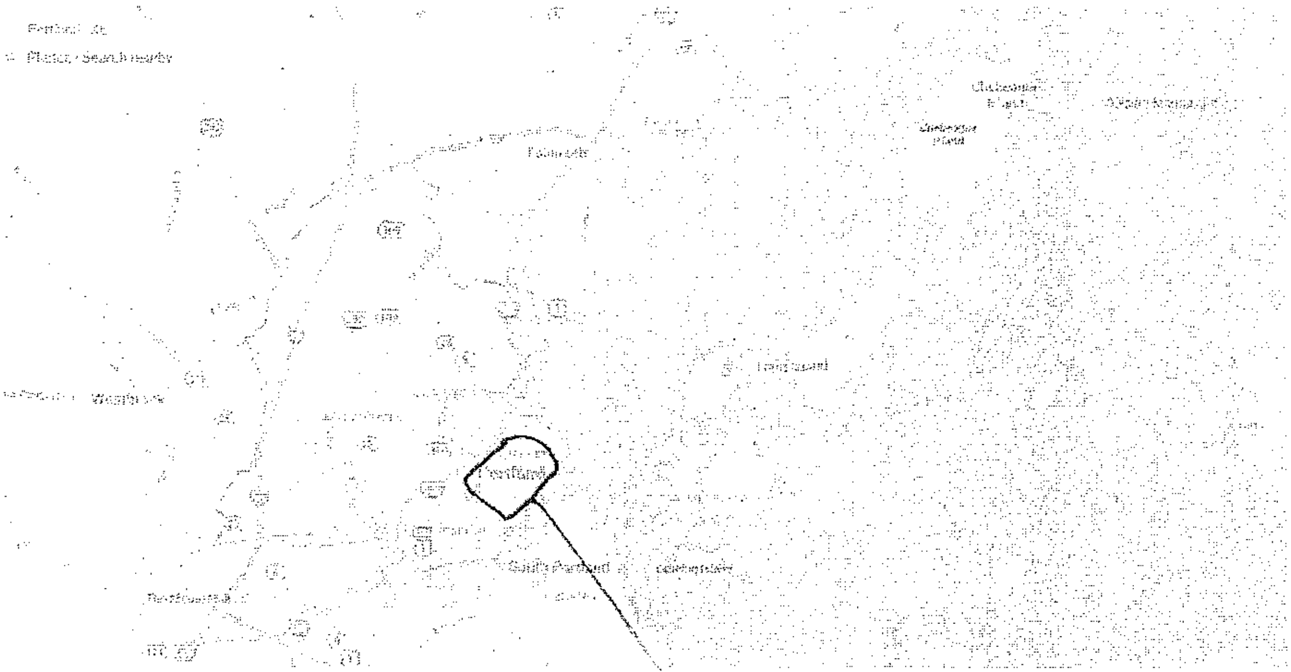
Transportation Strategic Initiatives
2014-2019



DRAFT
Feb. 7, 2014

Transportation Strategy	Initiatives Map
	2014-2019 (February 2014)

EXHIBIT L



Locational Map of Proposec
Downtown TOD TIF District