

**ECONOMIC DEVELOPMENT COMMITTEE**

DATE: May 24, 2016 (Tuesday)
TIME: 5:00 – 7:00 p.m.
LOCATION: Room 209
Portland City Hall

A G E N D A

1. **Review and accept Minutes of previous meeting held on April 26, 2016, and Report of May 3, 2016 Eastern Waterfront Tour.**
2. **Overview of Portland Community Chamber of Commerce, partner in the Portland Economic Development Plan (5:00 to 5:15 p.m.).**
 - a) Chris Hall, President and CEO/Portland Community Chamber of Commerce will provide an overview of the Chamber at the meeting.
3. **Portland Downtown – Presentation on Transportation and Parking Recommendations (5:15 to 5:30)**
 - a) Casey Gilbert, Executive Director of Portland Downtown, will present a brief summary of recommendations. See enclosed Portland Downtown recommendations.
4. **City's possible new office for New American Mainers to assist with job opportunities and business development (5:30 to 6:30 p.m.). Discussion will focus upon external (non-City) services targeted to immigrants. Presentation include:**
 - a) Kim Moore with Greater Portland Workforce Initiative;
 - b) Ryan Anderson with Goodwill Workforce Solutions
 - c) Antoinette Mancusi with Coastal Counties Workforce
5. **Executive Session: Pursuant to 1 M.R.S.A. 405(6)(C), the Committee will go into executive session to provide City staff general policy guidance regarding:**
 - a) Possible real estate sale for a portion of City-owned Thames Street property – update provided at meeting;
 - b) Possible Tax Increment Financing Credit Enhancement Agreement request – update provided at meeting.
6. **Review of Updated Economic Development Committee Work Plan for discussion (7:00 p.m.).**
 - a) See enclosed updated Work Plan.

Public Comment will be accepted on action items.

Next Meeting: June 7, 2016

Councilor David Brenerman, Chair

Minutes

Economic Development Committee

April 26, 2016

A meeting of the Economic Development Committee of the Portland City Council was held Tuesday, April 26, 2016 at 5:00 p.m. in Room 209 of Portland City Hall. Present from the Committee was its Chair Councilor David Brenerman and members Councilors Justin Costa and Spencer Thibodeau. Councilor Nicholas Mavodones joined the meeting as noted herein. Present from the City staff were City Manager Jon Jennings (arriving as noted herein), Economic Development Director Greg Mitchell, Senior Executive Assistant Lori Paulette, Special Assistant to the Mayor Jason Shedlock, and Chief of Staff Julie Sullivan.

Item #1: Review and accept Minutes of previous meeting held on April 5, 2016.

On motion made and seconded, the Committee voted unanimously to accept the Minutes as presented.

Item #2: Brief Overview of Greater Portland Convention and Visitors Bureau (CVB), partner in the Portland Economic Development Plan

CVB Executive Director Lynn Tillotson reviewed the attached PowerPoint Presentation with the Committee. The CVB's area of coverage includes Greater Portland and is a non-profit organization for both businesses and visitors. There is one other such organization in Maine, and that is in Bangor. The CVB's busy season is in the Winter months when it is on the road marketing the area for tourism. Funding for the CVB is 100% membership based funded, where other similar CVBs across the country are funded by meals/lodging taxes. She noted that day visits are down, but overnight visits are up due to the increase in hotel space. Without tourism, Portland

would be a very different City. She noted that the CVB has detailed marketing plans for each market it targets.

Chair Brenerman asked about attracting conventions, and Ms. Tillotson said that the focus is on small conferences because Portland does not have a convention center. The conference size Portland can handle is 500-800 people, unless a conference organizer gets very creative using multiple venues.

Councilor Thibodeau asked about the funding loss from not having a convention center, and Ms. Tillotson said that this could be researched but having a convention center would be a game changer.

Mr. Mitchell said that there are local groups looking at potential sites and funding approaches, and Ms. Tillotson said that it is difficult to find the right location, together with funding sources.

Chair Brenerman asked what the City Council could do to promote Portland, as well as the idea of a convention center - noting that this has always been an issue. Ms. Tillotson said that the hotel industry has been working together to make Portland a destination place, and it is important to keep in mind daily tourism. She suggested better signage for Portland would be very helpful and increased parking. Mr. Mitchell added that partners in the Economic Development Vision and Plan are working to create the 2016/2017 Work Plan which will be presented to this Committee for endorsement, and the need for a convention center will be included in the Work Plan.

Councilor Costa asked about data on how Portland is perceived. Ms. Tillotson said that there is no specific data, only anecdotally, noting that Portland is perceived very well - particularly with its culinary attractions being more widely known, as well as its brewing industry. Many restaurant chefs in Portland have been nominated for the James Beard award.

Noting no further questions/comments, Chair Brenerman thanked Ms. Tillotson for the update on the CVB.

Item #3: City broadband infrastructure update - Dan Boutilier, Information Technology Director

Chair Brenerman noted that this item was being tabled to a future meeting; the Committee concurred.

Item #4: City's possible new office for New American Mainers to assist with job opportunities and business development.

Chair Brenerman said that the Committee is continuing its fact-finding to make a recommendation to the City Council as to whether or not the City should create this new office. At the Committee's previous meeting on this topic, it heard what the City is doing for new American Mainers. Today's meeting is to learn what outside organizations are doing - hearing from Catholic Charities and Coastal Enterprises.

Steve Letourneau, CEO of Catholic Charities (CC), thanked the Committee for looking into this, noting that CC has 25 various programs state-wide, and that it served 55,000 Mainers last year. CC has a program titled "Refugee and Immigration Services" (RIS). He then introduced RIS Program Director Director Tarlan Ahmadov, and its Assistant Program Director Hanna DeAngelis.

Ms. DeAngelis said that the goal of the RIS program is to be welcoming to refugees and lead them to self-sufficiency. She described the difference between a Refugee (a designation by UNHCR abroad), secondary immigrants-refugees who have been resettled in another state and chose to move to Maine, and Asylees - people who have come the US on a valid visa, applied for asylum, and then granted asylum once here. Regarding Asylees, CC works with people once they are granted asylum. CC has seen the number of intake forms slide, noting that most are from Somali and Iraq.

Mr. Ahmadov described CC's services for Refugees-starting with pickup from the airport, followed by support for housing; food; clothing; applying for public assistance; schools; medical; cultural orientation; and employment support. Approximately fifty percent of Maine's Refugees are in Portland and 40% in the Lewiston/Auburn area, followed by Augusta and Biddeford.

Councilor Thibodeau asked what is needed from the City to do or consider. Mr. Letourneau said increasing coordination and collaboration is important, as well as to promote to Portland's businesses the need to be more welcoming and offering employment opportunities for this population.

Councilor Thibodeau agreed that coordination is needed as there are many organizations doing great work, and then asked about any mentoring programs. Mr. Letourneau said that CC does have mentoring programs, individually and for families.

Councilor Costa said that the Committee is working through this and there is a lot of good work being done. He noted that it may prudent to form a group to study this indepth - including various programs and funding, and Mr. Letourneau agreed.

(Councilor Mavodones joined the meeting at this time.)

Mr. Ahmadov said that there is a need for affordable housing in Portland, noting that people are moving out. The State provides \$925 each for housing, which helps with the first and second months; then comes in other assistance including general assistance and food stamps.

Chair Brenerman said that he is hearing that the City needs to be a leader to bring organizations together and coordinated, and bridge gaps between employers and this population.

Councilor Costa said that it would be good to know how many are in process

of seeking asylum and what it actually takes to be granted that status, and Mr. Ahmadov said that he can look into this.

Chair Brenerman asked how refugees know about CC, and Mr. Letourneau indicated through word of mouth and through the Immigrant Legal Advocacy Project (ILAP).

Chair Brenerman thanked CC and noted the Committee would next hear from CEI.

Jennifer Sporzynski, Director of CEI's StartSmart program, thanked the Committee for their looking into this topic. She then reviewed her attached presentation with the Committee, particularly its StartSmart program which began in 1997, designed to assist new American entrepreneurs achieve economic self-sufficiency. This can involve other business assistance organizations like SCORE and the SBDC. She urged the Committee to talk with those who have used these services. Regarding a possible City office, she said that inclusiveness is needed.

Councilor Thibodeau asked what she wanted the City do and where the gaps were. Ms. Sporzynski said that the office should be inclusive and not divisive. Funding is needed for all organizations. She also noted the PAE's waiting list is rather large, and that outreach to this population for their feedback would be beneficial.

Councilor Mavodones asked about collaboration/coordination among the organizations, and Liz Love, CEI Program Developer/Workforce Solutions, said that Portland Jobs Alliance has had coordination efforts enhanced and it is working well. There is an opportunity for City to help coordinate services better around employment to shape and make linkages.

Chair Brenerman opened the meeting for public comment.

Henri N'Koy-Bofumbo, President of the Congolese Community of Maine (COCOMAINE), thanked the Committee and presented the attached statement. Mr. N'Koy-Bofumbo noted COCOMaine helps its members assimilate and integrate into the U.S. with assistance in English, computers, and driving school. It is connecting people as it can working with its partners, noting that resources are always needed.

Kwan Malwal, Chairman of the South Sudanese Community association of Maine, thanked the Committee in its work to improve integration. He suggested that the City work with leaders of the populations, contact them and talk with them as they know who in their communities are ready and willing to work. Referrals are what immigrants need to help them become self-sufficient.

A woman spoke noting that she came here 20 years ago and didn't speak English, but she learned the language and then put herself through college, and then put her son through college. There is a need for a team approach amongst the organizations here. Regarding feeling welcome, she noted that New York is the most welcoming state.

Tae Chong, Portland resident, said that Portland is welcoming, but recommended that Portland also review the Global Detroit model. A strategic plan is needed, and also suggested branding Portland as an international City, not just a resettlement site. English as a second language classes need to be improved/expanded, noting that 42% of Portland's school children are multi-cultural. He closed saying that Portland is losing people; a strategic plan is needed to make it more attractive for people to be here and be more productive.

Chair Brenerman, noting no further public comment, closed the public comment session. He then thanked everyone for the presentations and feedback, and this will be taken into consideration as the Committee continues its work on this topic.

Item #5: Vote to recommend to the City Council Action on the City of

Portland and Bay Ferries Limited Lease

Mr. Mitchell that the proposed lease takes into consideration guidance staff received from the executive session Council workshop. He noted that the Blackout Dates, when Bay Ferries cannot be at Ocean Gateway, are conservative and staff will continue to work with Bay Ferries and cruise ships for public safety purposes. Bay Ferries will be working from Departure Building. Mr. Mitchell said that the lease is proposed for two years, and estimated the City would receive \$150,000 annually. The fees are similar to the Nova Star fees. Mr. Mitchell said that upfront costs for fencing and ramp will be covered by Bay Ferries.

Councilor Mavodones asked if Bay Ferries would be in operations for June 15th, and Mr. Jennings indicated that that is Bay Ferries goal. Mr. Mitchell added that Bay Ferries has demonstrated that they are moving forward, noting that Bay Ferries is an experienced operator.

Chair Brenerman asked about their marketing efforts, and Mr. Jennings said that they have enhanced their ferries and are advertising in Nova Scotia and the New England area.

Councilor Thibodeau asked about rights of termination, and Mr. Jennings said that that has been a point of negotiation. Mr. Goldman said that they have a right to terminate on six months notice; the City is committing for two operating seasons. Mr. Goldman added that the City is preserving its maritime lien rights, with Federal law allowing the City to lien vessels.

Councilor Thibodeau asked if rent would be paid up front, and Mr. Mitchell indicated that it would not.

Councilor Mavodones asked who is the Port Director, and Mr. Goldman

indicated that to be Kathy Alves; safety officer is Toni Doucette.

Mr. Goldman noted that the Blackout Dates are still being worked on, and Mr. Mitchell said that the goal is to segregate the ferry from the cruise ships.

Councilor Mavodones said that he did not foresee any conflicts if managed well. City can work to make it successful; this is not unique at all.

On motion then made and seconded, the Committee voted unanimously (3-0) to forward the proposed lease in substantially the form presented to the City Council for its approval.

Mr. Jennings said that he wanted to thank Greg Mitchell and Michael Goldman for their work to bring this to the Committee, in between their work to close on the City sale of land in Bayside to Federated Companies for its Midtown project.

Chair Brenerman noted that the May 3 EDC meeting would be a single item to tour the eastern waterfront and requested that the full Council be invited.

There being no further business, the meeting then adjourned at approximately 7:10 p.m.

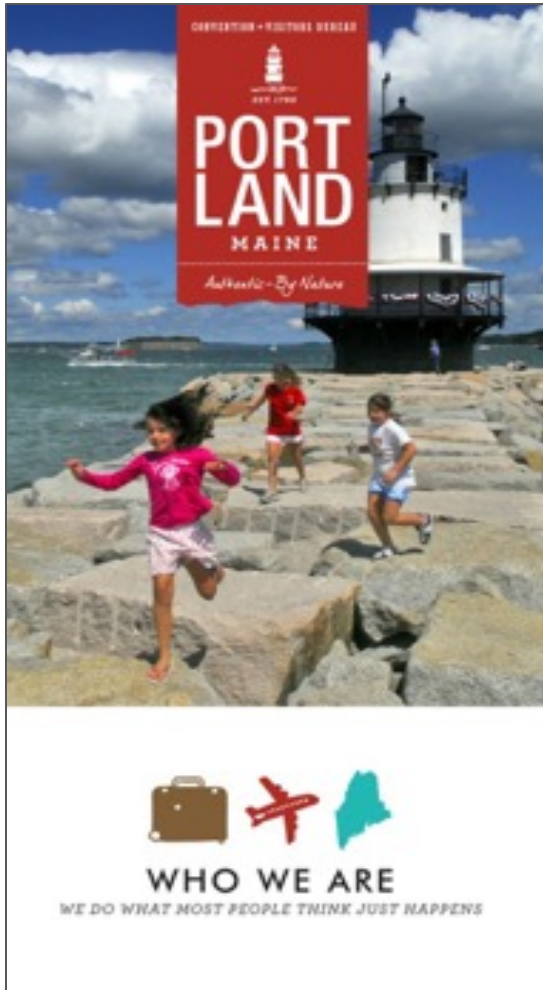
Respectfully,

Lori Paulette



The Business of Tourism in Greater Portland

CONVENTION + VISITORS BUREAU



Only 2 CVBs in Maine (Portland & Bangor)

Not-for-profit organizations

Primary function is to promote visitor and business travel to our region

Ultimate goal:
to generate revenue for a destination
through **tourism...**

TOURISM BY THE NUMBERS



VISITORS TO MAINE IN 2015

34 Million

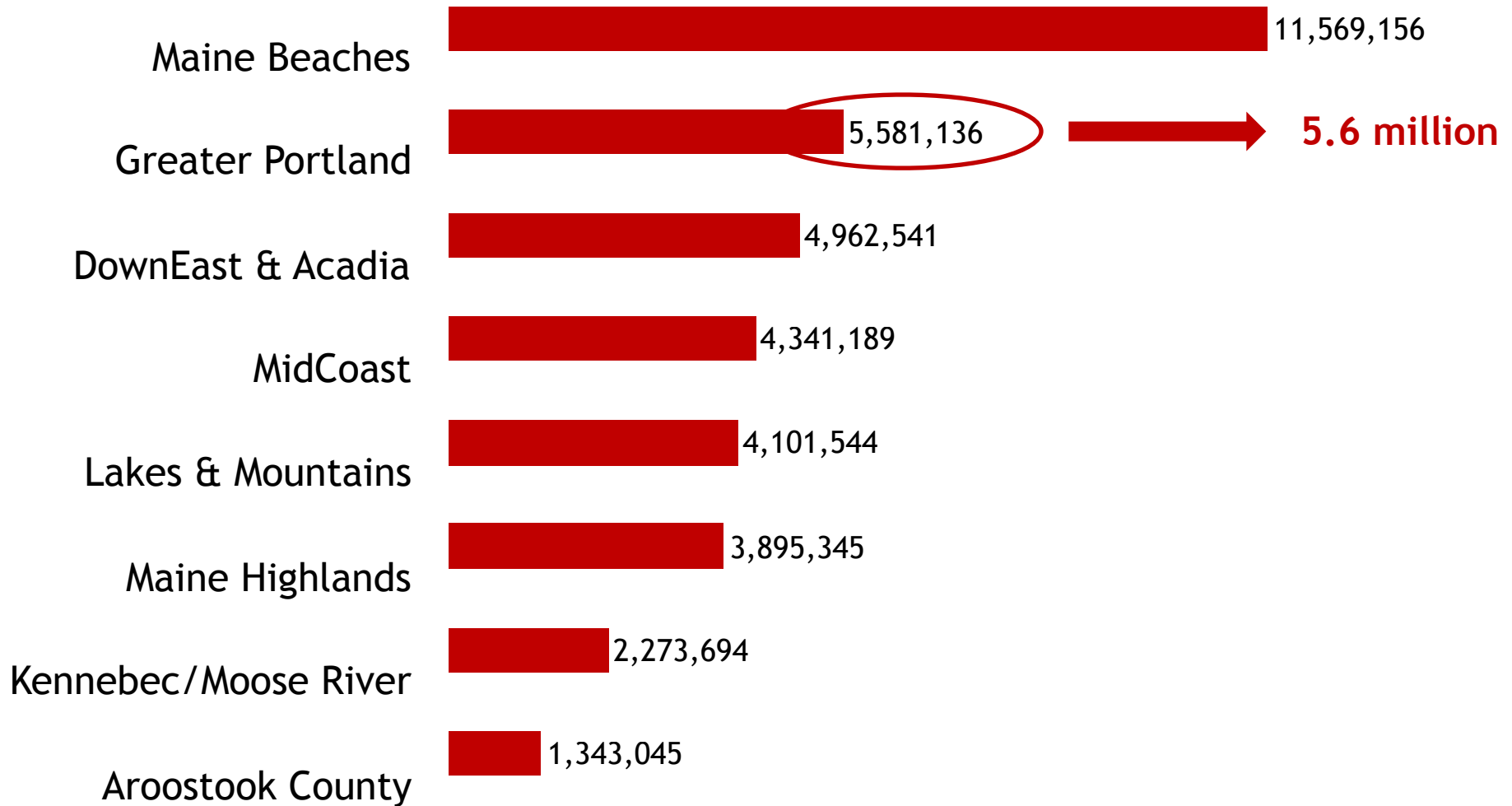
↑ of 2.9% over 2014 and 13.3% over 2013

DIRECT tourism spending

\$5.6 Billion ↑ of 3.2% over 2014
generating \$554 million in tax revenue ↑ of 4% over 2014

98,932 jobs
15% of employment in the state

TRAFFIC #’S FOR THE REGIONS OF MAINE



**HOW DOES THIS
HAPPEN?**

WE DO...

*WHAT MOST PEOPLE
THINK*

“JUST HAPPENS!”

CONVENTION + VISITORS BUREAU



PORT LAND

MAINE

Authentic - By Nature



OUR 8 MARKET SEGMENTS

✓ LEISURE TRAVELER

✓ *Our largest segment*

✓ CONVENTIONS + EVENTS

✓ *\$280 billion industry in U.S.*

✓ MOTOR COACH

✓ *\$1.9 billion to Maine's economy*

✓ INTERNATIONAL

✓ *1.73 million visitors to N.E.*

✓ DESTINATION WEDDINGS

✓ *\$20 billion industry in U.S.*

✓ CRUISE SHIPS

✓ *\$6 million to Portland's economy*

✓ SPORTING EVENTS

✓ *8 events - \$14 million impact*

✓ MEDIA

✓ *165 articles*



ON THE ROAD...

The Boston Globe
travel
show

The Philadelphia Inquirer
TRAVEL
SHOW

Destinations
Showcase
presented by Destination Marketing Association International

Small Market
Meetings
CONFERENCE

 **NTA**

20TH ANNIVERSARY
NASC
SPORTS EVENT
SYMPOSIUM

Washington DC
TRAVEL & ADVENTURE
SHOW™


LUXURY
MEETINGS
SUMMIT
Diamond Showcase

 **TRAVEL & VACATION SHOW**

 **Convening Leaders**
PCMA Boston | January 12-15, 2014
Hynes Convention Center



weddingssalon

OMCA

ABA
AMERICAN BUS ASSOCIATION

HSMAI'S
MEET
MEETINGS | EVENTS | EDUCATION | TECHNOLOGY



Wedding Day
EXPOSITIONS

DESTINATION WEDDINGS
& honeymoons

The New York Times
TRAVELSHOW

DISCOVER
New England

 **ipw**
Powered by U.S. Travel

 **Great Bridal Expo**

REGIONAL PUBLICATIONS



Regional Visitor's Guide

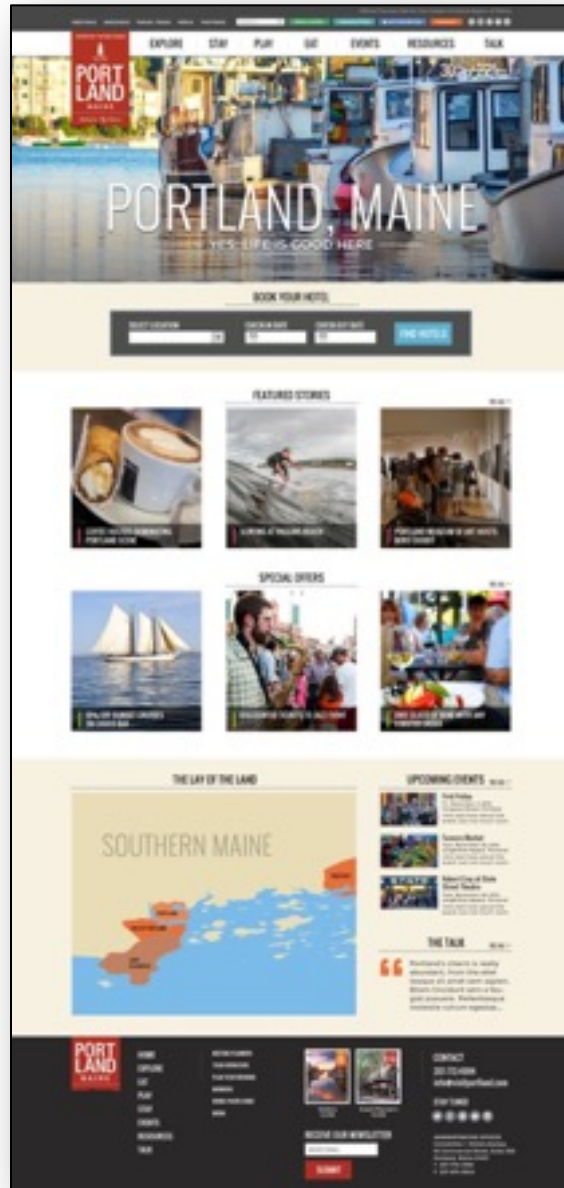


Destination Wedding Lure Book



Event Planner's Guide

VISITPORTLAND.COM



350,000 Unique Users
1.8 million Page Views

TOP 10 STATES IN ORDER:

ME, MA, NY, NH,
PA, CT, NJ, CA, TX, FL

TOP 10 COUNTRIES IN ORDER:

US, Canada, UK,
Germany, Brazil,
France, Australia,
Italy, South Korea,
The Netherlands

PRINT ADVERTISING



YEAR-ROUND OUTREACH

30,000 Subscribers

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



FALL INTO MAINE

Planning your next trip... fall into Maine and enjoy the autumn outdoors, fall foliage and apple orchards, festivals and county fairs, and the local shops and outlet shopping areas.

SHOPS & OUTLETS



Just one visit and it's easy to see why so many people add shopping to their list of reasons to come to Greater Portland. You won't have to spend a fortune on your vacation - but you just might want to.

[Shops and Outlets](#)

FAIRS & FESTIVALS



Last peeping on Sunday drives, and enjoying our delicious seasonal cuisine are unquestionably must-dos. Greater Portland's fall festivals and fairs will certainly keep you busy in between.

[Fall Fairs & Festivals](#)

OUTDOORS & FOLIAGE



Apple orchards thrive in Maine - now is the time to visit during the fall season when apples are ripe for the picking. A trip to any of these orchards give visitors the opportunity to view Maine foliage.

[Orchards and Foliage](#)

JOIN THE FUN!



Make the 2014 season something you'll never forget. Call 2014 to go.

MAINE'S FOOD + WINE FESTIVAL
OCTOBER 20-26, 2014

Harvest on the Harbor is Maine's Premier Food + Wine Festival: eat, drink, and enjoy exceptional food, beer, wine, and spirits from Maine and around the world. Award-winning chefs, eye-cream presentations, and live entertainment... all happening on Portland's waterfront!

This year's event promises to bring even more of what Maine is renowned for - deliciously delicious culinary creations from **Maine's best chefs** and producers who take pride in presenting products that are locally grown and responsibly harvested.

[SPECIAL THANKS TO ALL OF OUR 2014 SPONSORS](#)

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



SPRING INTO MAINE

Spring marks spring day for beaches, tours, cruises, parks, and many restaurants in Greater Portland and is the perfect time to enjoy the region.

The Greater Portland region offers a variety of events and activities, indoors and outdoors, to give you plenty of opportunities to make your stay a memorable experience.

EVENTS, FESTIVALS & ACTIVITIES

APRIL 8: [Sea Grant Science Day](#)
APRIL 12: [Charles Leavitt Day](#)
MAY 8: [Sea Grant Science Day](#)
MAY 10: [Maine's Best of the Seaside](#)
MAY 16: [Sea Grant Science Day](#)
MAY 16: [Dinner at the Seaside](#)
MAY 16: [Dinner at the Seaside](#)
MAY 20-24: [Traveling Festival](#)
JUNE 7: [Maine's Best of the Seaside](#)
JUNE 11: [Dinner at the Seaside](#)

[CALL TO ORDER OF EVENTS](#)

YOUR SEASON IN SPRING



Visiting in the Greater Portland region is undoubtedly an amazing experience with the guest-work of your place.

NATIONAL PARK WEEK



Celebrate National Park Week in Maine, April 16-25. People have been drawn to the rugged coast of Maine.

JUMP INTO SUMMER



Celebrate the beginning of summer in beautiful downtown Portland with multiple music stages.

USE US ON facebook

VACATION PACKAGES

WED DEALS

VISITOR CENTER

ARE YOU VISITING SUMMER?



Our official Visitor's Guide to Greater Portland, Maine will provide you with everything you need to know to help plan your vacation.





SOCIAL MEDIA



FACEBOOK AUDIENCE: 72% female 25-54 in age



GEOGRAPHIC AUDIENCE:

- | | |
|-------------------|-----------------|
| #1 Portland | #11 Orlando |
| #2 Chicago | #12 Miami |
| #3 Houston | #13 Biddeford |
| #4 South Portland | #14 Austin |
| #5 Boston | #15 Falmouth |
| #6 Los Angeles | #16 Louisville |
| #7 Dallas | #17 Kennebunk |
| #8 New York City | #18 Old Orchard |
| #9 Saco | #19 Brunswick |
| #10 Scarborough | #20 New Orleans |

Europe (UK, Germany, France, Italy)
Middle East (Morocco and India)
Latin America (Mexico, Brazil)

TRAVELWRITERS + PRESS

386 ASSISTS - 165 STORIES



Beauty
Vacation
Business
Food
Culture
Lifestyle

VISITOR INFORMATION CENTERS



1,522 Volunteer Hours

THE MAINE MALL



CONVENTION + VISITORS BUREAU



PORTLAND

MAINE

Authentic - By Nature

COLLABORATIONS



Maine



CVB FUNDING

Most CVBs are funded by a portion of Lodging taxes

Lodging taxes across the country:

St. Louis = 18%

Anaheim and Houston = 17%

Chicago, Atlanta and Seattle = 16%

Dallas, Las Vegas, Miami and New Orleans = 13%

Tampa, Orlando, and San Diego = 12%

Boston = 14.5%, State of CT = 15%

State of RI = 13%, State of NH = 9%

Maine Office of Tourism's Budget: #30 out of 50 states

OUR CVB IS 100% MEMBERSHIP FUNDED

MORE IMPORTANT!



100 YEARS OF ADVANCING DESTINATIONS

Destination Marketing
Association International

UPPING THEIR GAME: WHEN DMOS AND EDOS UNITE, EVERYONE WINS



IT'S FRAGILE

Greater Portland

5,581,136

Day Visitation ↓ 8.7%

Overnight Visitation ↑ 1.7%

Overall ↓ 4.0% over 2013

Spending is ↑ 4% over 2013

\$748 million

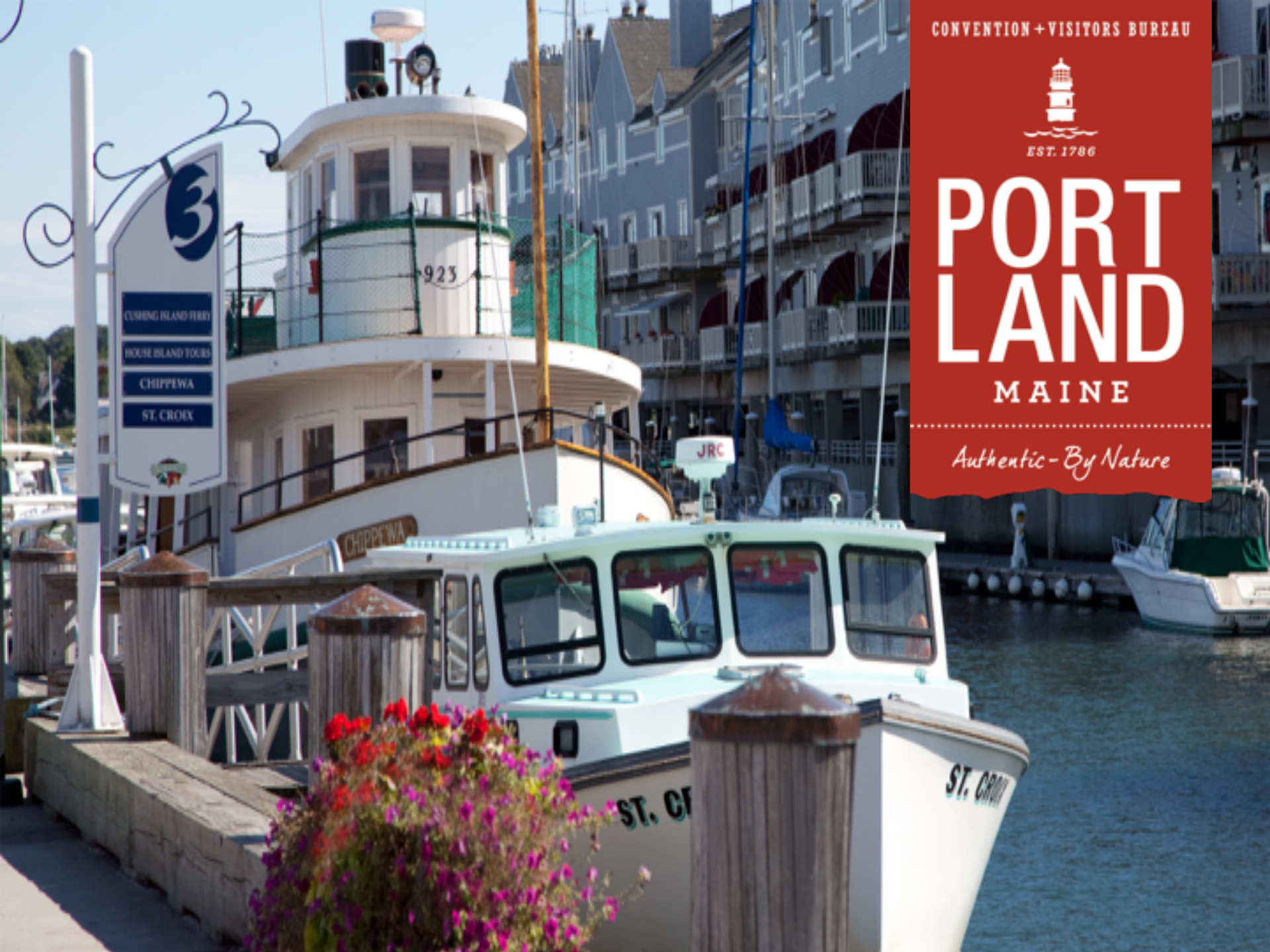
CONVENTION + VISITORS BUREAU



PORT LAND

MAINE

Authentic - By Nature



Jennifer Sporzynski
Senior Program Director
Coastal Enterprises, Inc. (CEI)

Thank you for inviting us to talk about Coastal Enterprises' experience working with the refugee and immigrant population in Maine.

I'm joined by my colleagues: John Scribner – Director of Startsmart and Liz Love-program developer with workforce solutions

CEI is a mission-driven lender specializing in rural economic development in Maine. CEI combines financing, advising services and policy leadership to help create economically and environmentally healthy communities in which all people, especially those with low incomes, can reach their full potential.

Founded in 1977, CEI started as a Community Development Corporation (CDC) whose roots are in the civil rights movement CDCs started in the 1960s to combat redlining and focused on areas where disinvestment occurred. We apply this lens to our work today.

Today I'm going to focus on our advising and policy work

To give you a sense of scope, we have 12 business advisors working one-on-one with individuals interested in starting or growing their business around the state of Maine (from Portland to Machias to Dover-Foxcroft).

Outcomes per year:

Clients 2000
Jobs 600
Help businesses access \$28 million

One of those advising programs is called Startsmart, which we created in 1997 with the increase in immigrants coming to Maine.

StartSmart is a comprehensive, long-term, business counseling program designed to assist new American entrepreneurs achieve economic self-sufficiency. The program provides individualized information and counseling to a variety of entrepreneurs at different levels of business-readiness. StartSmart provides culturally appropriate business advising that introduces people to the American business culture, while respecting the individual's religious and cultural practices. The StartSmart program helps New Americans identify the type and scale of business that fits her/his skills, experience, budget and goals.

2/3 of our clients ran a business in their home country.

We work out of Portland and Lewiston offices

OUTCOMES:

Since 1997 we have:

1,350 clients

380 businesses

160 loans

Clients come from 87 different countries – recently the majority are Somali and Iraqi

Several years ago we created a loan product to meet the needs of many of our Muslim clients who wanted to start a business, but were not taking loans because of their religious prohibition of interest. This was the first (and is still the only) sharia compliant commercial loan product in Maine. The product is open to anyone who would like it not just Muslims, for all intents and purposes it is financially the same deal as our commercial loan product that charges interest.

We rely on many organizations for referrals: Catholic Charities; City of Portland refugee services; City of Portland economic development (Nelle sent a referral just last week!); Portland adult Ed; ILAP; to name a few, as well as other business focused programs SCORE and the Small Business Development Centers.

Funding comes from a combination of Federal (DHHS, ORR); private foundations: local and national; City of Portland CDBG-last 4 years.

Clients Story (cut out for time):

With the success of the microenterprise program we created a matched savings program as a way to complement and enhance business development and our goal of helping clients attain economic self-sufficiency.

All IDA participants complete a 12-hour Basic Money Management in America course and meet one-on-one with a Financial Coach (at least 6 hours) to work on their specific concerns.

Since 2007 the program has helped 340 refugees save money to:
Purchase a Home, Start a Business, Attend Post-Secondary Education, Purchase a vehicle to get to work.

We have partnered with Community Financial Literacy since their inception to offer classes and referrals for the program.

Total saved and invested back in the community: ~ \$3.9 million

Building on the experience we had with these two programs, our connections with the Portland based services providers and long standing success in workforce development at CEI we helped create the Portland Jobs Alliance (PJA) a year and a half ago with CDBG funding.

Important to note that PJA is a collaborative of local educational and social service providers working to prepare job seekers and partner with expanding businesses in Portland to provide customized training and targeted job opportunities for low to moderate income residents.

The program does not work exclusively with New Americans, but that is one of the target clients.

The partners are: Portland Adult Education, Catholic Charities, Preble Street, The City of Portland Refugee Services, CFL

Supporting partners: SMCC, Goodwill, USM, Career Center, Coastal Counties WIB, Growing Portland

¾ of our way into the 2 year project, we are on track to meet or exceed all of our goals –

- We've supported 245 job seekers
 - 98% are extremely low income
- Approximately 70% have been placed in jobs so far
 - 42 in newly created jobs in Portland
- \$300,000 in leveraged funds to support PJA activities
- New job creation has occurred in the hospitality, early childhood education, textile, restaurant, environmental, and mental health sectors.

In conjunction with and to further inform its work with PJA, CEI policy and program staff members worked with John Dorrer (formerly of DOL) to conduct research and write a paper: *Building Maine's Economy: How Maine can embrace immigrants and strengthen the workforce.*

Important to note- this is consistent with the POLICY side of our work over the years-to create programs from research or help inform programming with research.

I'm not going to highlight all the data in the report, as you have heard some of it. I would like to share the report with you if you have not seen it yet.

The study highlights the projected workforce shortages in Maine and as ONE strategy recommends a state-wide economic integration strategy for immigrants. It outlines four potential ways to do this in the executive summary (page 5)

- One of the suggestions is to create an office of new americans at the STATE level within DOL.

In regards to CEI's position of a City Office of New Americans:

Consistent with CEI's mission to: help create economically and environmentally healthy communities in which all people, especially those with low incomes, can reach their full potential.

We want to highlight the importance of inclusiveness.

We engage in promoting the value of New Americans in our community and we also work with existing populations and minorities that seek economic opportunities. So we understand the value of promoting New Americans in our community but are mindful that it shouldn't be done at the expense of other neighbors.

We understand you are considering an office of New Americans perhaps this new office will also do some of the work that was done by the offices of multicultural affairs and the office of refugee services. In fact, it would seem a renewal of an office of multicultural services would meet the inclusivity we seek.



Handed out Economic Development Committee meeting of
4/26/2016 by Henri N'Kov-Bofumbo/its President.

The Congolese Community of Maine, COCOMAINE

516 Congress St Portland Maine 04101

About Cocomaine

The Congolese Community of Maine is a non-profit organization that helps its members to assimilate and integrate into the United States through education. We believe that education is among the best option that promotes an equal financial stability, healthy community and cultural exchange. Currently we offer tuition for driving school, and provide financial components for English classes and computer classes. We offer assistance to an average of 15 students for driving school at Tuttle Driving School, and 15 students for English and computer classes. Our goal is to double our tuition support for driving students, and other educational outreach including health education. Our mission is to facilitate the integration of our members within the state of Maine and promote the Congolese culture.

Our Program

Cocomaine offers three educational program, English course, Computer course and Driving school license course. These programs empower our members to become educated citizen. Beside our educational programs, we provide other social services such as employment and housing referral, employment research, furniture assistance, legal assistance, funeral and baby shower assistance, cultural broker, affidavit for immigration, orientation for new Mainers to potential resources.

Our funders

Our funders are generous organizations that works with minorities communities. Currently Broad reach fund and Maine Immigrant Right Coalition have been our funders. We thank them for all their support in helping us to build capacity of our members through our educational programs.

Partners

Currently we are partnering with Learning Works, Adult Education, Parkside Neighborhood, Roman Catholic Church Diocese of Portland, Tuttle Driving School and Frannie Peabody Center. We are hoping to work with more partners that can help us to reach our goal.

Report

Economic Development Committee

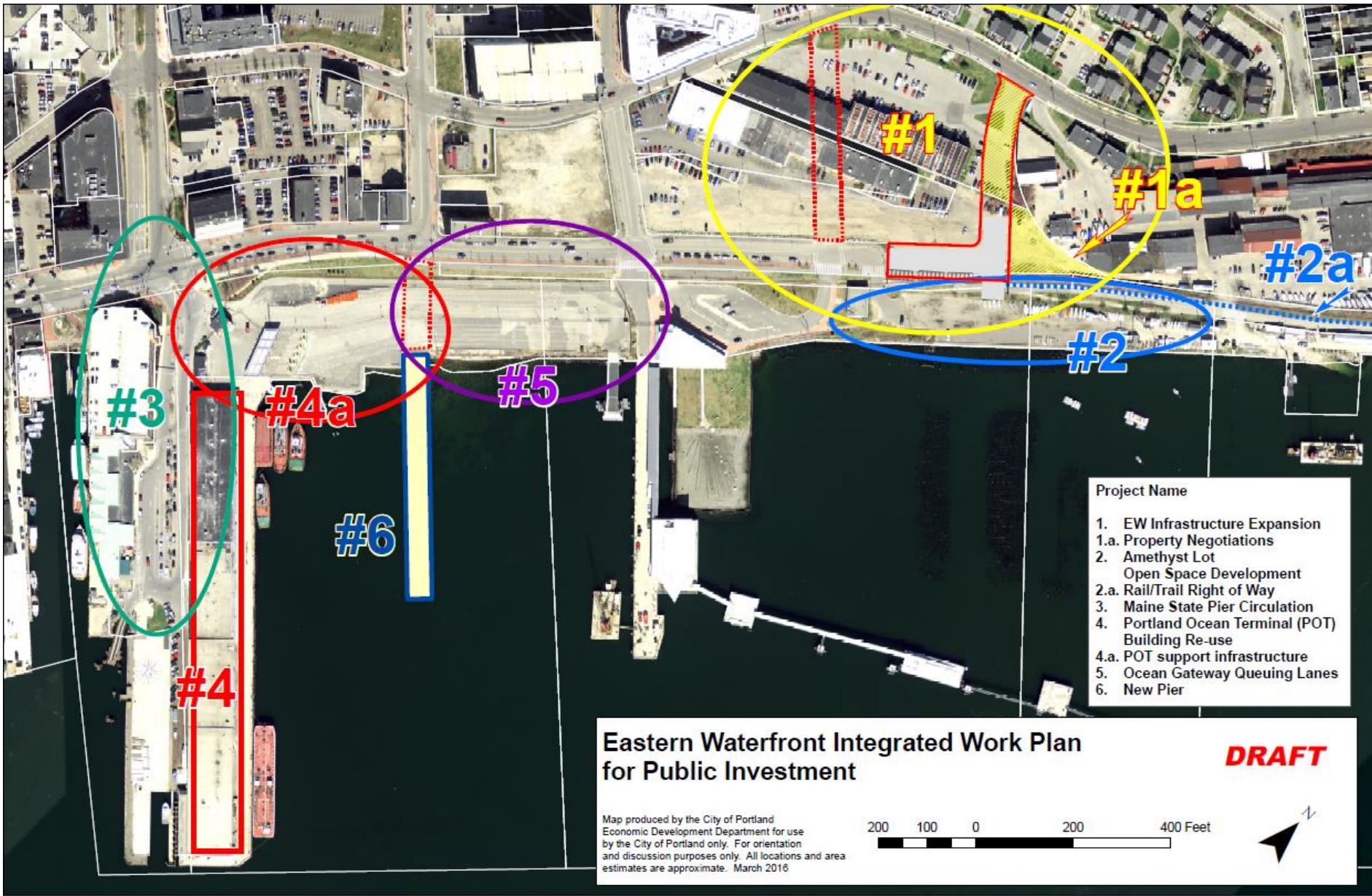
May 3, 2016 Meeting to Tour the Eastern Waterfront

The Economic Development Committee of the Portland City Council met at Ocean Gateway on Tuesday, May 3, 2016 at 5:00 p.m. for a tour of the Eastern Waterfront given by City Waterfront Coordinator William Needelman. Present from the Committee was its Chair Councilor David Brenerman and member Councilor Spencer Thibodeau; Committee member Councilor Justin Costa could not be present. Also present from the City Council was Mayor Ethan Strimling and Councilor Nicholas Mavodones. Other City staff present included Port Director Kathy Alves, City Manager Jon Jennings, Economic Development Director Greg Mitchell, and Special Assistant to the Mayor Jason Shedlock.

The tour included those areas on the attached map; no formal business was conducted, and the tour ended at approximately 6:30 p.m.

Respectfully,

William Needelman



To: City of Portland: Jon Jennings, City Manager; Ethan Strimling, Mayor; and City Council

From: Casey Gilbert, Executive Director, Portland Downtown

Date: March 23, 2016

Subject: Parking & Transportation Recommendations



Portland Downtown has a vested interest in the overall economic health and well-being of Downtown. The formula for a vibrant Downtown is complicated, but we believe that strategy, mission and initiative has been a winning algorithm for us since 1992. Portland Downtown has a board of active, invested stakeholders and a variety of committees that deal with topics which are essential to Downtown's continued growth and development. Among those committees is our **Parking and Transportation Committee, which has been hard at work - gathering information, bringing together a diverse group of stakeholders and looking at best practices across the nation and the globe.** In the fall of 2015, our Committee set out on a mission to analyze our parking landscape, inventory the current supply and demand, gather user feedback, and present recommendations to the City. After several meetings, with a variety of stakeholders (garage owners, retail merchants, bicycle/pedestrian advocates, City staff and Portland Downtown board members) we came to the conclusion that the task was simply too large for our small group and that **what we truly need is the collective resources of the city to help us forge a path for best practices and strategic management of our public and private parking assets.**

Following are (A) our **recommendations** for how the City of Portland can turn thoughtful parking and transportation planning into economic development with major ROI, (B) how Portland Downtown plans to **partner with the City** to implement the recommendations, (C) **how thoughtful parking and transportation planning and economic development are intrinsically linked**, (D) a brief **history** of how the Parking & Transportation Committee came together with the City of Portland's Bicycle & Pedestrian Committee and developed the recommendations and (E) a list of other **stakeholders** who support our recommendations.

A. Recommendations

1. The City of Portland prioritizes the funding of a public marketing/advertising campaign (print/digital/social) in the next budget cycle - in partnership with Portland Downtown - to highlight multi-modal access to Downtown. Emphasis would be on: available parking in municipal lots and garages, on-street parking, parking in private lots and garages, electric vehicle parking, METRO Bus routes, commuting by bicycle and available bicycle parking, walking, etc.

2. The City of Portland immediately prioritizes an update to its 1988 Parking Master Plan for Downtown Portland and/or the 1992 Transportation Plan in the next budget cycle. The priority of this plan would be a focus on Downtown Portland and would include a study of the supply and demand for parking. If feasible, the City undertakes an update on a Master Parking and Transportation Plan for the entire city that would incorporate recommendations for parking management and rates and would focus on multi-modal transportation. The City also begins implementing key recommendations from the 2008 Peninsula Transit Study.
3. The City, in partnership with Portland Downtown, hosts a public forum to address parking and transportation issues. Ideally, the forum would focus on Downtown/ the Peninsula, but we would recommend expanding it city-wide as time and resources allow.
4. The City identifies parking and alternative transportation solutions for Downtown employees, with special consideration for low-wage earners.
5. The City would further support the latest efforts for a bike share program.

B. How Portland Downtown will partner with the City on our recommendations

We realize that we cannot ask the City to contribute time and resources to finding solutions, if we are not willing to do so ourselves. We will partner with the City of Portland in the following ways:

1. Portland Downtown is willing to contribute up to \$15,000 to help fund a marketing campaign to educate the public about parking and transportation in/to Downtown.
2. Portland Downtown will contribute up to \$25,000 towards the implementation of strategies that will have a direct and positive impact on the parking and transportation landscape in Downtown.
3. Portland Downtown will help host public forums, circulate surveys, participate in Committees, or in any other way to help add value to the process.

C. How thoughtful parking and transportation planning and positive economic development are intrinsically linked

Findings from a white paper prepared for the U.S. Department of Transportation - Office of Planning, Environment, and Realty and the Federal Highway Administration by the U.S. Department of Transportation and John A. Volpe National Transportation Systems, titled "A multi-modal approach to economic development in the metropolitan area transportation planning process" concludes that:

"Cities and towns across the U.S. have benefitted in many ways by improving their parking policies, practices, and management. Cities that follow best practices for parking and transportation see a return on investment through economic growth and prosperity and thriving downtowns and local businesses."

Land use, transportation, and economic development are integrally related. Several of the case studies underscore the importance of the spatial dimension of economic development in terms of location. MRMPO in the Albuquerque area gives priority to High Activity Areas for transportation system investments, illustrating the importance of location. The Sacramento area planning process emphasizes the relevance of compact land use patterns to economic development. Potential benefits of promoting higher-density, transit-oriented development as an element of economic development strategy include:

- *Increased land value and return on investment by real estate developers;*
- *More face-to-face contact, i.e. spatial “agglomeration,” which may help to incubate growth in business activity, particularly in innovative, knowledge-based industries;*
- *Improved employment opportunities and higher incomes for low-income and economically disadvantaged population groups who are disproportionately transit-dependent and concentrated in urban neighborhoods; and*
- *Shifting a greater share of person trips to alternative modes and reducing travel distances between many trip origins and destinations, freeing capacity on area roadways for truck trips vital to business operations.”*

There are hundreds of other sources that we could cite, but this seemed to sum up the case perfectly. Following is a link to the full report:

https://www.planning.dot.gov/documents/EconDevelopmentFinal_8-11-14.pdf

D. Portland Downtown’s Parking & Transportation Committee

Portland Downtown’s mission is to maintain a clean and safe downtown while building and promoting a vibrant business, residential and tourism destination.

In 2014, Portland Downtown’s Parking and Transportation Committee began to research the most recent parking and transportation studies conducted by the City of Portland. To our knowledge, there were a few major studies in recent decades: the 1988 Parking Master Plan for Downtown Portland, the 1992 Transportation Plan, and most recently, the 2008 Peninsula Transit Committee Report. After carefully following current development trends, and combined with feedback from our constituents; we concluded that it was time for the City of Portland to update the plans and/or revisit some of the recommendations that had not been implemented. Around the same time that we were looking for ways that we could make an impact on the current parking and transportation landscape in Downtown, we were contacted by the City of Portland’s Bicycle & Pedestrian Advisory Committee. At the time, they were considering forming a Downtown Parking Task Force. It seemed like a logical partnership, to incorporate stakeholders from all transportation modalities – parking garage owners, METRO, bicycle/pedestrian advocate groups, retail/business owners – to discuss the parking and transportation landscape in downtown. Additionally, we received feedback from the city that forming another task force could be unwieldy and a burden on their already stretched staff and council resources. Thus, the Parking and Transportation Committee of Portland Downtown enacted a subcommittee to look at how to bring forth positive changes in the management of the parking and transportation landscape.

The subcommittee has met regularly and explored options ranging from hiring an independent consultant to conduct a parking inventory, to doing it ourselves with volunteers. Public forums, surveys, and focus groups were pitched. Estimates on transportation studies were presented. We discussed the wide range of resources and costs that might be involved in finding the solutions that we seek. The end result was that this puzzle was far too complex for us to solve on our own. The conclusion was that the best way to move forward would be with a list of recommendations (see Section A) to the City Council, based on research, feedback and best practices and to find a way that we could work in partnership towards achieving these lofty goals.

E. Joining in support of our recommendations: community stakeholders

Portland Downtown is not alone in its desire to see the City put resources toward best parking and transportation management practices. Attached is a list of those who stand with us as advocates for this request.

We thank you in advance for your consideration. As a nonprofit organization whose focus is on the betterment of Downtown, we truly have a tremendous stake in our parking and transportation landscape. We stand beside you and want to help in any way that we can to ensure the viability of our city for decades to come.

Sincerely,

Casey T Gilbert - Executive Director



I do hereby pledge my full support for the attached report, titled "*Parking & Transportation Recommendations*", as proposed by Portland Downtown.

Ken Cianchette
Printed Name

[Signature]
Signature

ELC Management
Company/Organization

3-10-16
Date



I do hereby pledge my full support for the attached report, titled "*Parking & Transportation Recommendations*", as proposed by Portland Downtown.

PHILIP C. HAUGHEY JR.
Printed Name
Philip C. Haughey Jr.
Signature

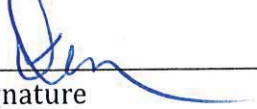
BHR MANAGEMENT
Company/Organization
3/4/2016
Date



I do hereby pledge my full support for the attached report, titled "*Parking & Transportation Recommendations*", as proposed by Portland Downtown.

Denise Leeman

Printed Name



Signature

Portland Downtown Chair of Board

Company/Organization

3/10/16

Date



I do hereby pledge my full support for the attached report, titled "*Parking & Transportation Recommendations*", as proposed by Portland Downtown.

Sarah Martin
Printed Name

[Signature]
Signature

The bar of chocolate
Company/Organization

3/10/16
Date



I do hereby pledge my full support for the attached report, titled "*Parking & Transportation Recommendations*", as proposed by Portland Downtown.

Jeffrey Packard
Printed Name
[Signature]
Signature

Alodyne, LLC
Company/Organization
MARCH 10, 2016
Date



I do hereby pledge my full support for the attached report, titled "*Parking & Transportation Recommendations*", as proposed by Portland Downtown.

Jeffrey Packard
(Printed Name)

[Signature]
Signature

Resident
Company/Organization

3/22/2016
Date



I do hereby pledge my full support for the attached report, titled "*Parking & Transportation Recommendations*", as proposed by Portland Downtown.

Susan Rephan
Printed Name

[Signature]
Signature

LeRoux KITTEN
Company/Organization

3/10/16
Date



I do hereby pledge my full support for the attached report, titled "*Parking & Transportation Recommendations*", as proposed by Portland Downtown.

ALLEN SARIC
Printed Name

[Signature]
Signature

High Place Portland
Company/Organization

3/4/16
Date



I do hereby pledge my full support for the attached report, titled "*Parking & Transportation Recommendations*", as proposed by Portland Downtown.

Penelope StLouis
Printed Name


Signature

MaineHealth
Company/Organization

3/10/16
Date



I do hereby pledge my full support for the attached report, titled "*Parking & Transportation Recommendations*", as proposed by Portland Downtown.

June L usher Wallace

Printed Name

June L usher Wallace

Signature

Bangor Savings Bank

Company/Organization

2/25/16

Date



I do hereby pledge my full support for the attached report, titled "*Parking & Transportation Recommendations*", as proposed by Portland Downtown.

Edmundo Violette
Printed Name

R. Violette
Signature

Five Street Restaurant
Company/Organization

2/2/16
Date



I do hereby pledge my full support for the attached report, titled "*Parking & Transportation Recommendations*", as proposed by Portland Downtown.

KIMBERLY L. VOLK
Printed Name


Signature

AURORA FINANCIAL GROUP, LLC
Company/Organization

MARCH 10, 2016
Date



I do hereby pledge my full support for the Parking and Transportation recommendations as proposed by Portland Downtown in the attached letter.

Samantha Her

Printed Name

SAM

Signature

Portland Bike Share

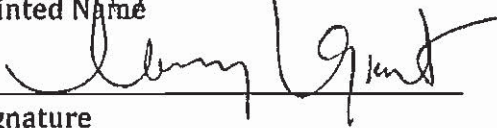
Company/Organization

2/24/2016

Date



I do hereby pledge my full support for the Parking and Transportation recommendations as proposed by Portland Downtown in the attached letter.

Nancy Grant
Printed Name

Signature

Bicycle Coalition of Maine
Company/Organization
3/14/16
Date



I do hereby pledge my full support for the attached report, titled "*Parking & Transportation Recommendations*", as proposed by Portland Downtown.

Lori K Parham

Printed Name

Lori K Parham

Signature

ARRP MINE

Company/Organization

3/8/16

Date



I do hereby pledge my full support for the attached report, titled "*Parking & Transportation Recommendations*", as proposed by Portland Downtown.

Michael J. Tarpinian
Printed Name

[Signature]
Signature

The Opportunity Alliance
Company/Organization

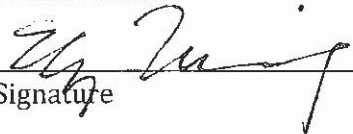
3/14/16
Date



I do hereby pledge my full support for the attached report, titled "*Parking & Transportation Recommendations*", as proposed by Portland Downtown.

Elizabeth Tarasovich

Printed Name


Signature

Deering Center Neighborhood Assoc.

Company/Organization

3/15/16
Date



I do hereby pledge my full support for the attached report, titled "*Parking & Transportation Recommendations*", as proposed by Portland Downtown.

Christine Rogers
Printed Name

CRogers
Signature

Alodyne LLC - Resident
Company/Organization

3-22-16
Date



I do hereby pledge my full support for the attached report, titled "*Parking & Transportation Recommendations*", as proposed by Portland Downtown.

Hans Roth
Printed Name
Roth
Signature

Alodyne LLC / Resident
Company/Organization
03/22/2016
Date



I do hereby pledge my full support for the attached report, titled "*Parking & Transportation Recommendations*", as proposed by Portland Downtown.

Yona Belfort
Printed Name

Engine Room
Company/Organization

Yona Belfort
Signature

3/22/2016
Date



I do hereby pledge my full support for the attached report, titled "*Parking & Transportation Recommendations*", as proposed by Portland Downtown.

Robert Fowler

Executive Director

Milestone Foundation

Printed Name

Company/Organization

Signature

Date

8/23/14



I do hereby pledge my full support for the attached report, titled "*Parking & Transportation Recommendations*", as proposed by Portland Downtown.

Zachary Barwitz

Printed Name

[Signature]

Signature

Portland Bicycle Pedestrian Advisory
Committee

Company/Organization

3/23/16

Date



Economic Development Department
Gregory A. Mitchell, Director

TO: Economic Development Committee

FROM: Greg Mitchell, Economic Development Director

DATE: May 19, 2016

SUBJECT: **Updated 2016 Economic Development Committee Work Plan**

This memorandum continues to remind the EDC of the 2016 EDC Work Plan as may be amended in the future.

City Permitting and Inspection System Improvements (2016 Mayor and City Council Goal)
Create a more efficient permitting process with specifics; computer tracking.

ACCOMPLISHED. After EDC discussion and recommendation, on March 21st, the City Council voted to approve the City Manager's recommendations to create a new Department to improve permitting and inspection efficiencies with new fees.

Office for New American Mainers (2016 Mayor and City Council Goal)
Create an office for new Americans to assist with job opportunities and business development

Next Steps. The EDC held a public hearing, on March 22nd, to receive community input on establishing this new office. A follow up discussion which focused upon City services to immigrants occurred at the April 5th EDC meeting. This is being followed by hearing from outside organizations providing services. At the April 26th EDC meeting, the Committee heard from Catholic Charities and Coastal Enterprises. For its May 24th meeting, it will hear from the Greater Portland Workforce Initiative, Goodwill Workforce Solutions, and Coastal Counties Workforce.

Broadband Access (2016 Mayor and City Council Goal). High speed infrastructure; broad band

Next Steps. Staff is scheduled to provide a presentation on City initiatives regarding this topic at the June 7 EDC meeting.

Portland Ocean Terminal (2016 Mayor and City Council Goal)
Establish direction on the future of the Portland Ocean Terminal. With as much as 70,000 square feet of vacant space, the Portland Ocean Terminal on the Maine State Pier needs a plan for investment and optimized utilization. Existing uses, including City cruise ship port of call support, Portland Tugboat, and Ready Seafood, provide a solid basis for growth; however, the building's age, condition, and lack of supporting infrastructure (parking loading, sidewalks ...) severely limit the potential reuse of the building as currently configured.

Next Steps. Staff provided a presentation at the April 5th Special EDC Meeting for discussion and direction. The staff presentation included a summary of past history and a recommended approach to achieve consensus on policy direction related to the Maine State Pier Portland Ocean Terminal for short-term, interim and long-term uses, including consideration of establishing an innovation center.

This was followed by the EDC committing its May 3rd solely for a tour of the Eastern Waterfront, from the Portland Company site to the Maine State Pier. See attached map showing areas of the tour.

See the “Eastern Waterfront Public Infrastructure Investment” section the “Establishing New Policy Direction” for the Ocean Gateway Queuing Area for next steps.

Portland Economic Development Plan

It is staff’s position that the City Economic Development Plan, adopted by the City Council in the Fall of 2011, remains sound. However, the 2016/2017 Work Plan needs to be prepared.

Next Steps. Greg Mitchell convened a meeting, on March 17th, with all Plan key stakeholders (Convention and Visitor Bureau; Portland Community Chamber of Commerce; Creative Portland; Portland’s Downtown; and, Portland Development Corporation) to prepare a 2016/2017 Draft ED Plan Work Plan for future EDC review and discussion. Follow up meetings were held on April 6th and May 18th with Stakeholders to review and discuss the 2016/2017 Draft ED Plan Work Plan. This recommended 2016/2017 Work Plan will be presented to the EDC either June 7th or June 28th.

It is noted that the EDC directed staff to invite Portland Economic Development Plan stakeholders to provide brief presentations at future EDC meetings. Past and future presentations include:

Jennifer Hutchins, Creative Portland Executive Director presented on February 11th.
Casey Gilbert, Portland Downtown Executive Director presented on February 23rd.
Barry Sheff, Portland Development Corporation President was scheduled to present at the April 5th EDC meeting; in his absence, Greg Mitchell gave the presentation.
Lynn Tillotson, with CVB, presented on April 26th.
Chris Hall, with the Portland Community Chamber, is scheduled for the May 24th meeting.

It is noted that the City of Portland participates in the ***Greater Portland Economic Development Corporation*** (GPEDC) which was established to support regional (Portland, South Portland, Westbrook, Scarborough, Falmouth and Cape Elizabeth) economic prosperity. The GPEDC’s current focus is on an international business development program.

City Owned and Tax Acquired Property Disposition

Next Steps. The City Council received a workshop on February 8th to present proposed amendments to receive direction from the City Council. This workshop was followed by the February 11th EDC meeting for Committee discussion and vote to recommend to the City Council. The EDC voted unanimously to recommend the City Council adopt to the proposed amendments to the Rules as modified. City Council first reading for this item was held on March 21st followed by a second reading and vote to approve recommended amendments at the April 4th City Council meeting, which occurred at the April 4th meeting. Staff is in the process of conducting due diligence on all 90+ tax-acquired properties toward finalizing City property disposition. Staff will provide periodic updates regarding the disposition of tax-acquired properties.

Lease of City Properties

Leasing City owned properties requires City Council approval. Policy discussion regarding the leasing of City owned properties needs to be discussed. Examples of commercial leases requiring EDC (in the form of a recommendation to the City Council) and City Council action include:

Ocean Gateway to support a new ferry operator lease. A proposed Lease with Bay Ferries was presented to the EDC at its April 26th meeting followed by a City Council approval at their May 2nd meeting. Ferry services is expected to begin on June 15, 2016.

Portland Ocean Terminal tenant leases including Ready Seafood Companies. It is noted that the Portland Ocean Terminal is a separate goal in this work plan.

Spring Street Parking Garage Commercial tenant leases including the Pirates (existing tenant) and 1,110 square feet of adjacent vacant commercial space is being marketed.

Next Steps include presenting commercial leases to the EDC when ready.

Eastern Waterfront Public Infrastructure Investment

Investing in public infrastructure is an important municipal government responsibility to attract private sector investment. Locations which require public infrastructure planning include both implementation of existing policies and creating new policy direction for investment:

Implementing Existing Policy:

Private Development Integration. The Economic Development Department is leading a Planning, Public Works, and Parks & Recreation Departments discussion to plan road and utility extensions in Portland's Eastern Waterfront planning district facilitating planned and future development consistent with the Eastern Waterfront Master Plan (EWMP.)

Next Steps. Staff will work with consultants to develop sketch level designs for public infrastructure for presentation to the EDC as the basis for planning and negotiations with private development interests. City staff will provide the EDC updates for review and direction.

Amethyst Lot Open Space Development. Implementing recommendations from the EWMP and conditions of approval from Ocean Gateway, to define program and design elements for signature waterfront open space promoting recreation and active use of the water in a park-like setting.

Next Steps. On May 16th, the City Council approved \$80,000 in funding to support a planning and public process scope for the Amethyst Lot.

Establishing New Policy Direction:

Ocean Gateway to discuss reconfiguration of the "queuing area" located behind the fence to free up property for more diversified marine activity, support for the Portland Ocean Terminal, and expanded access to the water for commercial and public uses.

Possible new Pier development between Ocean Gateway and the Maine State Pier to support increased commercial use of the waterfront and support for the marine passenger industry.

Portland Ocean Terminal (POT). Evaluate supporting infrastructure to attract increased commercial and marine tenant use of available 25,000 +/- square feet of vacant second floor office space and 70,000 square feet of vacant ground floor marine industrial space. It is noted that this is a separate Mayor and City Council Goal and tightly aligned with potential Ocean Gateway queuing area changes contemplated below.

Next Steps. Next steps include, over the next two years (i.e., term of the Bay Ferries Lease), City staff working on funding and planning opportunities to clarify new policy direction for the queuing area, possible new pier, and more intensive use of the POT.

Portland Transportation Center (PTC)

In partnership with the MDOT, NNEPRA, and private sector property owners work to develop an expanded intermodal passenger station in the Thompson Point area.

Next Steps. Staff to work with the transportation agencies and private partners to establish timeline and work plan for PTC improvements. Present briefing to the EDC when appropriate.

Tax Increment Financing Districts

Annually the Economic Development Department issues a city Fiscal Year Report related to Portland TIF District activity. This report is available on the City web page at:

<http://www.portlandmaine.gov/529/Tax-Increment-Financing>

One recommended TIF District amendment to discuss, in 2016, is the possible geographic expansion is the Waterfront TIF District. The area to consider including in the Waterfront TIF District is East and West Commercial property expansion opportunities due to planned private sector investment projects and supporting public infrastructure needs.

Next Steps presenting any private TIF District request to the EDC for direction along with revisiting the Waterfront TIF District boundaries for possible expansion.

Outdoor Seating for Food Service Establishments

Review current permitting process/ordinance and any barriers, particularly for older buildings.

Other Unanticipated Matters

One recent example includes tour operating licensing referred by the City Council. Other unanticipated matters are expected to be added to the EDC Work Plan.

Other Economic Development Items Discussed in the Mayor and City Council City Goal

Setting Session include:

- Research best practices;
- Look in neighborhoods to encourage restaurants in mixed use buildings;
- Rewrite the economic development plan with stakeholders and regional view;
- Stream line process for tax exempt property;
- Set up a City mechanism to attract festivals and events;
- Incentives for business clusters;

- Look at zoning in relationship to business development (example: East Bayside);
- Bring consistency to the approval process (Planning Board and Council);
- What do we need to be prepared for a downturn in the economy;
- Work with community on workforce development; CDBG;
- Extend sidewalk for restaurants;
- Review business and industrial development off peninsula and encourage more; and
- Deal with TIF review policy; how can they result in higher wages.

