



ECONOMIC DEVELOPMENT COMMITTEE

DATE: May 15, 2018 (Tuesday)
TIME: 5:30 – 7:30 p.m.
LOCATION: Room 209
Portland City Hall

1. **Review and accept Minutes of previous meeting held on May 1, 2018.**
2. **Public Hearing and vote to recommend to the City Council proposed Portland Downtown Expansion.**
 - a. See enclosed memorandum from Portland Downtown Executive Director Casey Gilbert.

Councilor Justin Costa/Chair

Next Meeting Date: June 5, 2018 - 5:30 to 6:30/Joint Meeting with Housing Committee
6:30 to 7:30/Economic Development Committee

Minutes
Economic Development Committee
May 1, 2018

NOTE: These meetings are now live-streamed, which can be viewed at this link:

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

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

A meeting of the Economic Development Committee (EDC) of the Portland City Council was held on Tuesday, May 1, 2018 at 5:30 p.m. in Room 209 of Portland City Hall. Present from the Committee was its Chair Councilor Justin Costa and members Councilors Nicholas Mavodones and Spencer Thibodeau. Also present from the City Council was Mayor Ethan Strimling. Present from the City staff were Assessor Chris Huff, Associate Corporation Counsel Michael Goldman, City Manager Jon Jennings, Planning and Urban Development Director Jeff Levine (arriving as noted herein), Economic Development Director Greg Mitchell, and Senior Executive Assistant Lori Paulette.

Chair Costa opened the meeting noting that Item #3 on the Agenda regarding Portland Downtown's proposed geographical expansion will be postponed due to public noticing and additional property owners needing to be notified. Casey Gilbert, Executive Director of Portland Downtown (PD), noted that, in working with the City Assessor and GIS offices, properties were identified in March to be included in the proposed expansion. On March 15, 2018, PD mailed notices to those who could be affected to learn more at a meeting that was held Tuesday, April 10th, at the Maine Historical Society. Notices were again mailed out last week about this Committee meeting, and its public hearing, to those affected by the proposed

expansion, as well as letting them know of the June 4 and June 18 Council meeting dates, with June 18 being another opportunity for a public hearing on the proposed expansion. In further working with City staff, it became clear that, due to ownership changes – as an example, some property owners needed to be added. PD is prepared to do another mailing of notices this week should the EDC postpone this to its May 15th meeting.

Kim Volk, President of the PD Board, stated that Denine Leeman serves on the PD Board and she is an employee of J.B. Brown, noting that J.B. Brown is aware of the proposed expansion. Ms. Gilbert noted that one of the J.B. Brown properties that was being developed into condos was missing notices to the recently updated Assessor database as a few of the condos had been recently sold and those new owners also needed to be noticed.

Mr. Jennings also suggested that PD work with Jessica Grondin to issue a press release about the proposed expansion.

Committee consensus was to postpone this item to the May 15th EDC meeting, with Chair Costa to confirm the meeting start time as either 5:00 or 5:30 with staff.

Item #1: Review and accept Minutes of previous meeting held on March 20, 2018.

A motion was made by Councilor Thibodeau, seconded Councilor Mavodones to accept the Minutes as presented. Chair Costa then asked for a vote on the motion and it passed unanimously.

Item #2: Public hearing and vote to recommend to City Council a proposed amendment to City Ordinance Chapter 2, Section 2-203 and Chapter 15, Section 15-8.

Mr. Jennings said that over the past six months, an issue has come to his attention regarding an Ordinance that has been on the books for quite a while, albeit loosely enforced until recently regarding past due personal property taxes, and an applicant for a building permit not

being issued a permit until past due personal property taxes at the address were paid, even though the applicant was not responsible for those taxes. This is not conducive to welcoming businesses who are not the responsible owners of the past due personal property taxes, with some of the past due taxes up to 8 years old. To date, in FY18, the City collected \$38,000 for these unpaid taxes, and there is approximately \$417,000 now on the books as owing for personal property taxes.

Mr. Huff added that when people applying for building permits are told about this, they come to the Assessor's office where there would be a need to look at past records as to who owned what. Real estate taxes are different because there is the lien process filed in the Cumberland Registry of Deeds.

There was discussion on the City's practices for collecting past due personal property taxes, including filing UCC-1 forms.

Mr. Goldman noted that it would be appropriate for the Committee to go into executive session to discuss something that came up recently.

Mr. Mitchell said that he touched based with the municipalities of Lewiston, South Portland, and Scarborough who indicated that they did not have this policy for unpaid personal property taxes.

There was discussion as to who paid the \$38,000 during FY2018 and that the City's current finance system does not show that kind of information; the new Tyler system should help with that tracking. In addition, the \$417,000 owned in personal property taxes goes back a number of years, and the City can continue to use resources, as available, for further collections. There is no further historical data on past due personal property taxes collected each year, and no line item in the revenue budget for this.

Further discussion ensued regarding clarification of the amendments and how they will be enforced.

Chair Costa then opened the meeting for public comment.

Joe Soley, Portland resident, expressed concern that the City should do what it legally can for the property owners of the past due personal property taxes, and allow current legitimate owners/developers to move forward with their permitting process as they are not responsible for those past due taxes. These benefits would far outweigh the \$38,000 collected so far this year.

Ms. Gilbert of Portland Downtown agreed; the lost opportunity costs are difficult to measure in holding up development.

Ms. Volk also agreed and asked the Council to reconsider and amend the Ordinance.

Seeing no further public comment, Chair Costa closed the public comment session.

A motion was made by Councilor Mavodones, seconded by Councilor Thibodeau, to go into executive session pursuant to 1 M.R.S.A. 405(6)(E) for legal counsel on this matter. A vote was taken and it passed unanimously at 6:30 p.m. At 6:37, the Committee came out of executive session.

Councilor Thibodeau made a motion to forward the proposed amendments to the City Council with a recommendation of approval. Councilor Mavodones seconded the motion, noting that this holds up legitimate businesses from moving forward, and the City can further pursue past due property taxes from the original owners.

Councilor Thibodeau agreed, noting that it does not change anyone's obligations to pay.

Chair Costa echoed the Committee's comments, and thanked staff for bringing this forward.

A vote was then taken on the motion and it passed unanimously.

Mayor Strimling said that he supports the Committee's recommendations and would request more detail on the financial impact and historic data.

Item #4: Executive session: Pursuant to 1 M.R.S.A. 405(6)(C), the Committee will go into executive session to discuss real estate negotiations and provide guidance to staff for the following:

- a. Possible project scope change regarding the City Purchase and Sale Agreement with Ross Furman for sale of City property at 178 Kennebec Street (see enclosed memo and backup).**

Mr. Mitchell said that an executive session is requested to discuss real estate matters as it relates to the current 178 Kennebec Street Purchase and Sale Agreement and proposed project scope changes.

Chair Costa opened the meeting for public comment; seeing none, the public comment session was closed.

A motion was made by Councilor Thibodeau, seconded by Councilor Mavodones, to go into executive session pursuant to 1 M.R.S.A. 405(6)(C) to discuss real estate negotiations and provide guidance to staff.

Mayor Strimling asked if there would be any further actions after the executive session, and Chair Costa indicated there would not be. When the executive session is done, the meeting will adjourn.

A vote was taken and it passed unanimously at 6:42. At approximately 7:11, the Committee came out of executive session and the meeting adjourned.

Respectfully, Lori Paulette

UPDATED

MEMORANDUM

TO: Chair and Members of the Economic Development Committee
FROM: Casey Gilbert, Executive Director, Portland Downtown
DATE: May 10, 2018
SUBJECT: Portland Downtown Proposed Expansion

I. ONE SENTENCE SUMMARY:

Portland Downtown is seeking to expand its current district footprint to include additional downtown district adjacent properties per the provided, revised expansion map.

II. BACKGROUND:

As part of Portland Downtown's 5-Year Strategic Plan, Growth, along with Vitality, Experience, and Advocacy, is a strategic initiative area that has been given thoughtful consideration and research by our volunteer Board of Directors. A Growth Ad-Hoc Committee was formed, from which the attached memo was developed. As the city continues to experience growth in both commercial and residential development, so too does the need for Portland Downtown's supplemental level of programs and services for downtown property owners.

III. INTENDED RESULT:

Portland Downtown provides supplemental services to property owners within the district, including tax exempt properties. In the current district, there is approximately \$175M in tax-exempt property and \$840M in taxable value, for a total Downtown Improvement District (DID) valuation of \$1B+. The proposed expansion will add approximately \$93.8M in taxable value (an 11% increase to current taxable value) to the DID. The expansion will allow Portland Downtown to extend its programs and services to a DID adjacent area that has demonstrated a demand for our programs and services via See, Click, Fix requests. Within the proposed expansion area, there is growth and development currently underway or approved to begin by the City, which will add more residential and commercial density to the urban downtown core.

IV. FINANCIAL IMPACT:

Property owners within the expansion area will receive a supplemental tax bill, based on Portland Downtown's mil rate, which is voted on by the City Council each June. The proposed expansion would provide Portland Downtown with approximately \$86,300 in additional revenue towards its annual budget, based on the current mil rate of .92, which has been at that rate since 2007. It is expected that the mil rate may increase this year, when Portland Downtown's budget is approved by

the City Council in June. The Portland Downtown Ad Hoc Growth Committee will be presenting a recommended mil rate increase to the Portland Downtown Board at its meeting to be held on May 17th. This recommendation will be to increase the mil rate for the Portland Downtown area (both existing and proposed expansion areas) to \$1.06. In addition, should the City Council not approve the expansion, the recommendation is to increase the mil rate to \$1.15 for the existing area.

V. PORTLAND DOWNTOWN ANALYSIS AND BACKGROUND:

Please see attached memo.

VI. RECOMMENDATION:

The Portland Downtown Board of Directors voted to recommend approval for the original geographic District expansion per the provided map that was included in the recommendations by the Growth Ad-Hoc Committee in its Recommendations Report of February 13, 2018.

The Portland Downtown Board of Directors is scheduled to vote on May 17th to approve the geographic expansion per the provided Revised Expansion Map, attached hereto as Attachment 1, and the 2018/2019 budget/special assessment mil rate.

VII. LIST ATTACHMENTS:

1. Revised Expansion Map
2. Revised listing of Properties being proposed to be included in the expansion area.
3. Portland Downtown's Growth Ad-Hoc Committee Recommendations Report of February 13, 2018.
4. See, Click, Fix requests for proposed expansion area for 2017
5. Portland Downtown's 5-Year Strategic Plan
- 6(a). Geographic Perimeter Description for proposed FY19 DID (including expansion area properties).
- 6(b) – Revised Geographic Perimeter Description for updated proposed FY19 DID (including expansion area properties).
7. Public meeting notices for additional proposed DID property owners.

Portland Downtown District Boundary Map

May 11, 2018

ATTACHMENT 1

Legend

-  Downtown Existing District
-  Proposed Downtown District

ATTACHMENT 2

PARCEL ID	LAND USE CODE	STREET NO	LOCATION	OWNER	MAILING ADDRESS	CITY	STATE	ZIP	APR LAND	APR BLDG	APR TOTAL	ST. EXEMPT.	OTHER EXEMPT.	ASSESSED VALUE
021 A012001	56	214	CUMBERLAND AVE	PORTLAND CITY OF	389 CONGRESS ST	PORTLAND	ME	04101	\$ 18,200	\$ -	\$ 18,200	\$ -	\$ 18,200	\$ -
027 A016001	25	465	CONGRESS ST	5 MONUMENT SQUARE LLC	PO BOX 4894	PORTLAND	ME	04112	\$ 212,200	\$ 4,880	\$ 217,080	\$ -	\$ -	\$ 217,080
027 B008001	56	0	ELM ST	CITY OF PORTLAND	389 CONGRESS ST	PORTLAND	ME	04101	\$ 621,400	\$ 4,371,600	\$ 4,993,000	\$ -	\$ 4,993,000	\$ -
028 A001001	56	380	CONGRESS ST	CITY OF PORTLAND	389 CONGRESS ST	PORTLAND	ME	04101	\$ 1,616,700	\$ 750,300	\$ 2,367,000	\$ -	\$ 2,367,000	\$ -
028 B001001	58	350	CONGRESS ST	CITY OF PORTLAND	389 CONGRESS ST	PORTLAND	ME	04101	\$ 130,900	\$ 157,550	\$ 288,450	\$ -	\$ 288,450	\$ -
028 E001001	56	168	FEDERAL ST	UNITED STATES		PORTLAND	ME	04101	\$ 1,538,900	\$ 8,444,700	\$ 9,983,600	\$ -	\$ 9,983,600	\$ -
028 F001001	56	142	FEDERAL ST	CUMBERLAND COUNTY OF	142 FEDERAL ST	PORTLAND	ME	04101	\$ 1,870,100	\$ 19,638,590	\$ 21,508,690	\$ -	\$ 21,508,690	\$ -
028 L002001	56	0	NEWBURY ST	CUMBERLAND COUNTY INHABITANTS	142 FEDERAL ST	PORTLAND	ME	04101	\$ 62,900	\$ -	\$ 62,900	\$ -	\$ 62,900	\$ -
028 M001001	56	192	NEWBURY ST	CUMBERLAND COUNTY OF	142 FEDERAL ST	PORTLAND	ME	04101	\$ 942,500	\$ 3,425,100	\$ 4,367,600	\$ -	\$ 4,367,600	\$ -
029 E019001	56	0	FRANKLIN ST	CITY OF PORTLAND	389 CONGRESS ST	PORTLAND	ME	04101	\$ 6,200	\$ -	\$ 6,200	\$ -	\$ 6,200	\$ -
030 D001001	22	68	COMMERCIAL ST	MAINE WHARF LLC	PO BOX 535	BUXTON	ME	04093	\$ 1,198,800	\$ 2,842,300	\$ 4,041,100	\$ -	\$ -	\$ 4,041,100
030 D003001	22	70	COMMERCIAL ST	FLATBREAD WHARF LLC	4 HIGH ST STE 5	HAMPTON	NH	03842	\$ 382,600	\$ 1,475,200	\$ 1,857,800	\$ -	\$ -	\$ 1,857,800
030 H011001	25	9	PORTLAND PIER	CARROLL BLOCK LLC	PO BOX 7626	PORTLAND	ME	04112	\$ 25,000	\$ 1,880	\$ 26,880	\$ -	\$ -	\$ 26,880
031 J030001	21	184	COMMERCIAL ST	GEF LLC	PO BOX 2808	SOUTH PORTLAND	ME	04116	\$ 945,000	\$ 395,370	\$ 1,340,370	\$ -	\$ -	\$ 1,340,370
032 L001001	56	234	FEDERAL ST W	CITY OF PORTLAND	389 CONGRESS ST	PORTLAND	ME	04101	\$ 3,400	\$ -	\$ 3,400	\$ -	\$ 3,400	\$ -
032 P005001	56	0	SPRING ST ARTERIAL	CITY OF PORTLAND	389 CONGRESS ST	PORTLAND	ME	04101	\$ 600	\$ -	\$ 600	\$ -	\$ 600	\$ -
037 A009001	17	104	OAK ST	PARK STREET PROPERTY LLC	51 BELFIELD RD	CAPE ELIZABETH	ME	04107	\$ 64,700	\$ 1,281,900	\$ 1,346,600	\$ -	\$ -	\$ 1,346,600
037 A011001	22	92	OAK ST	NORTHEAST REALTY INC	10 DANA ST STE 400	PORTLAND	ME	04101	\$ 148,500	\$ 218,500	\$ 367,000	\$ -	\$ -	\$ 367,000
037 E006001	54	173	HIGH ST	MMC REALTY CORP	22 BRAMHALL ST	PORTLAND	ME	04102	\$ 88,000	\$ 791,800	\$ 879,800	\$ -	\$ 879,800	\$ -
037 E006002	54	173	HIGH ST	MMC REALTY CORP	22 BRAMHALL ST	PORTLAND	ME	04102	\$ 58,700	\$ 528,100	\$ 586,800	\$ -	\$ 586,800	\$ -
037 E006003	54	173	HIGH ST	MMC REALTY CORP	22 BRAMHALL ST	PORTLAND	ME	04101	\$ 96,800	\$ 870,900	\$ 967,700	\$ -	\$ 967,700	\$ -
037 E006004	20	173	HIGH ST	LUDWIG ROBERT C	14 INDIAN WOODS RD	SCARBOROUGH	ME	04074	\$ 99,500	\$ 893,100	\$ 992,600	\$ -	\$ -	\$ 992,600
037 E006005	20	173	HIGH ST	CAPITAL AREA PROPERTIES LLC	99 BEAVER DR	LITCHFIELD	ME	04350	\$ 37,500	\$ 337,600	\$ 375,100	\$ -	\$ -	\$ 375,100
037 E006006	53	173	HIGH ST	HOPE GATEWAY UNITED	185 HIGH ST	PORTLAND	ME	04101	\$ 38,500	\$ 346,500	\$ 385,000	\$ -	\$ 385,000	\$ -
037 E006007	54	173	HIGH ST	MAINE MEDICAL CENTER	22 BRAMHALL ST	PORTLAND	ME	04102	\$ 82,200	\$ 328,900	\$ 411,100	\$ -	\$ 411,100	\$ -
037 E006008	20	173	HIGH ST	6 EAST OXFORD ST LLC	44 FOREST AVE	PORTLAND	ME	04101	\$ 29,000	\$ 179,100	\$ 208,100	\$ -	\$ -	\$ 208,100
037 E006010	10	173	HIGH ST	CML LLC	5 ADELBERT ST	SOUTH PORTLAND	ME	04106	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ -	\$ 9,900
037 E006011	10	173	HIGH ST	CML LLC	5 ADELBERT ST	SOUTH PORTLAND	ME	04106	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ -	\$ 9,900
037 E006012	10	173	HIGH ST	CML LLC	5 ADELBERT ST	SOUTH PORTLAND	ME	04106	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ -	\$ 9,900
037 E006013	10	173	HIGH ST	CML LLC	5 ADELBERT ST	SOUTH PORTLAND	ME	04106	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ -	\$ 9,900
037 E006014	10	173	HIGH ST	CML LLC	5 ADELBERT ST	SOUTH PORTLAND	ME	04106	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ -	\$ 9,900
037 E006015	10	173	HIGH ST	CML LLC	5 ADELBERT ST	SOUTH PORTLAND	ME	04106	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ -	\$ 9,900
037 E006016	10	173	HIGH ST	CML LLC	5 ADELBERT ST	SOUTH PORTLAND	ME	04106	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ -	\$ 9,900
037 E006017	10	173	HIGH ST	CML LLC	5 ADELBERT ST	SOUTH PORTLAND	ME	04106	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ -	\$ 9,900
037 E006018	10	173	HIGH ST	CML LLC	5 ADELBERT ST	SOUTH PORTLAND	ME	04106	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ -	\$ 9,900
037 E006019	10	173	HIGH ST	CML LLC	5 ADELBERT ST	SOUTH PORTLAND	ME	04106	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ -	\$ 9,900
037 E006020	54	173	HIGH ST	MAINE MEDICAL CENTER	22 BRAMHALL ST	PORTLAND	ME	04102	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ 9,900	\$ -

PARCEL ID	LAND USE CODE	STREET NO	LOCATION	OWNER	MAILING ADDRESS	CITY	STATE	ZIP	APR LAND	APR BLDG	APR TOTAL	ST. EXEMPT.	OTHER EXEMPT.	ASSESSED VALUE
037 E006021	54	173	HIGH ST	MAINE MEDICAL CENTER	22 BRAMHALL ST	PORTLAND	ME	04102	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ 9,900	\$ -
037 E006022	54	173	HIGH ST	MAINE MEDICAL CENTER	22 BRAMHALL ST	PORTLAND	ME	04102	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ 9,900	\$ -
037 E006023	54	173	HIGH ST	MAINE MEDICAL CENTER	22 BRAMHALL ST	PORTLAND	ME	04102	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ 9,900	\$ -
037 E006024	54	173	HIGH ST	MAINE MEDICAL CENTER	22 BRAMHALL ST	PORTLAND	ME	04102	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ 9,900	\$ -
037 E006025	10	173	HIGH ST	CAPITAL AREA PROPERTIES LLC	99 BEAVER DR	LITCHFIELD	ME	04350	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ -	\$ 9,900
037 E006026	10	173	HIGH ST	CAPITAL AREA PROPERTIES LLC	99 BEAVER DR	LITCHFIELD	ME	04350	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ -	\$ 9,900
037 E006027	10	173	HIGH ST	LUDWIG ROBERT C &	14 INDIAN WOODS RD	SCARBOROUGH	ME	04074	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ -	\$ 9,900
037 E006028	10	173	HIGH ST	LUDWIG ROBERT C &	14 INDIAN WOODS RD	SCARBOROUGH	ME	04074	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ -	\$ 9,900
037 E006029	10	173	HIGH ST	LUDWIG ROBERT C &	14 INDIAN WOODS RD	SCARBOROUGH	ME	04074	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ -	\$ 9,900
037 E006030	10	173	HIGH ST	LUDWIG ROBERT C &	14 INDIAN WOODS RD	SCARBOROUGH	ME	04074	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ -	\$ 9,900
037 E006031	54	173	HIGH ST	MAINE MEDICAL CENTER	22 BRAMHALL ST	PORTLAND	ME	04102	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ 9,900	\$ -
037 E006032	54	173	HIGH ST	MAINE MEDICAL CENTER	22 BRAMHALL ST	PORTLAND	ME	04102	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ 9,900	\$ -
037 E006033	54	173	HIGH ST	MAINE MEDICAL CENTER	22 BRAMHALL ST	PORTLAND	ME	04102	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ 9,900	\$ -
037 E006034	54	173	HIGH ST	MAINE MEDICAL CENTER	22 BRAMHALL ST	PORTLAND	ME	04102	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ 9,900	\$ -
037 E006035	54	173	HIGH ST	MAINE MEDICAL CENTER	22 BRAMHALL ST	PORTLAND	ME	04102	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ 9,900	\$ -
037 E006036	10	173	HIGH ST	LUDWIG ROBERT C	14 INDIAN WOODS RD	SCARBOROUGH	ME	04074	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ -	\$ 9,900
037 E006037	10	173	HIGH ST	LUDWIG ROBERT C	14 INDIAN WOODS RD	SCARBOROUGH	ME	04074	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ -	\$ 9,900
037 E006038	54	173	HIGH ST	MAINE MEDICAL CENTER	22 BRAMHALL ST	PORTLAND	ME	04102	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ 9,900	\$ -
037 E006039	54	173	HIGH ST	MAINE MEDICAL CENTER	22 BRAMHALL ST	PORTLAND	ME	04102	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ 9,900	\$ -
037 E006040	54	173	HIGH ST	MAINE MEDICAL CENTER	22 BRAMHALL ST	PORTLAND	ME	04102	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ 9,900	\$ -
037 E006041	10	173	HIGH ST	LUDWIG ROBERT C &	14 INDIAN WOODS RD	SCARBOROUGH	ME	04074	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ -	\$ 9,900
037 E006042	10	173	HIGH ST	LUDWIG ROBERT C &	14 INDIAN WOODS RD	SCARBOROUGH	ME	04074	\$ 900	\$ 9,000	\$ 9,900	\$ -	\$ -	\$ 9,900
038 E010001	20	17	SOUTH ST	LEVINE ROBERT A &	395 SPRING ST	PORTLAND	ME	04102	\$ 15,000	\$ 129,200	\$ 144,200	\$ -	\$ -	\$ 144,200
038 E010002	20	17	SOUTH ST	SOUTH STREET PARTNERS 2 LLC	17 SOUTH ST	PORTLAND	ME	04101	\$ 15,000	\$ 129,200	\$ 144,200	\$ -	\$ -	\$ 144,200
038 E010003	20	17	SOUTH ST	PRESTIGE WORLD-WIDE	17 SOUTH ST 3RD FLOOR	PORTLAND	ME	04101	\$ 25,000	\$ 208,800	\$ 233,800	\$ -	\$ -	\$ 233,800
038 E024001	27	21	PLEASANT ST	ANADILYA PROPERTIES LLC	470 FOREST AVE STE 203	PORTLAND	ME	04101	\$ 168,300	\$ 263,000	\$ 431,300	\$ -	\$ -	\$ 431,300
038 E025001	13	11	SOUTH ST	AMORY JONATHAN &	56 SPRUCE ST # 2	PORTLAND	ME	04102	\$ 141,500	\$ 235,100	\$ 376,600	\$ 17,800	\$ -	\$ 358,800
038 E026001	12	9	SOUTH ST	HANSON ANJA-BRITT &	9 SOUTH ST	PORTLAND	ME	04101	\$ 145,200	\$ 190,200	\$ 335,400	\$ 17,800	\$ -	\$ 317,600
038 E027001	27	5	SOUTH ST	FIVE SOUTH STREET LLC	5 SOUTH ST	PORTLAND	ME	04101	\$ 147,500	\$ 141,900	\$ 289,400	\$ -	\$ -	\$ 289,400
038 E029001	27	19	SOUTH ST	19 SOUTH STREET DEVELOPMENT LLC	PO BOX 471	LONGMONT	CO	80502	\$ 157,200	\$ 567,000	\$ 724,200	\$ -	\$ -	\$ 724,200
039 A006001	25	143	PARK ST	614 CONGRESS STREET LLC	657 CONGRESS ST FIRST FLOOR	PORTLAND	ME	04101	\$ 72,300	\$ 6,560	\$ 78,860	\$ -	\$ -	\$ 78,860
039 A007001	25	612	CONGRESS ST	RICE GEOFFREY I	658 CONGRESS ST 1ST FLOOR	PORTLAND	ME	04101	\$ 42,800	\$ 3,590	\$ 46,390	\$ -	\$ -	\$ 46,390
039 A011001	25	141	PARK ST	WAYNE ENTERPRISES LLC	17 SOUTH ST 3RD FLOOR	PORTLAND	ME	04101	\$ 128,100	\$ 10,940	\$ 139,040	\$ -	\$ -	\$ 139,040
039 A014001	10	139	PARK ST	LOSCHIAVO CHARLES G &	587 FAWNVIEW CIR	BLUE BELL	PA	19422	\$ 39,600	\$ 158,300	\$ 197,900	\$ -	\$ -	\$ 197,900
039 A014002	10	137	PARK ST	WOODALL DUDLEY H &	42 DODGE RD	PHILLIPS	ME	04966	\$ 39,600	\$ 158,300	\$ 197,900	\$ 17,800	\$ -	\$ 180,100
039 A014003	10	135	PARK ST	FOSTER KAREN E	135 PARK ST # 3	PORTLAND	ME	04101	\$ 62,200	\$ 252,800	\$ 315,000	\$ -	\$ -	\$ 315,000
039 A014004	10	139	PARK ST	LAGUNEZ ANA REBECCA	139 PARK ST # 4	PORTLAND	ME	04101	\$ 56,900	\$ 227,700	\$ 284,600	\$ 17,800	\$ -	\$ 266,800

PARCEL ID	LAND USE CODE	STREET NO	LOCATION	OWNER	MAILING ADDRESS	CITY	STATE	ZIP	APR LAND	APR BLDG	APR TOTAL	ST. EXEMPT.	OTHER EXEMPT.	ASSESSED VALUE
039 A014005	10	137	PARK ST	WRIGHT JOHN &	85 CONCORD RD	WESTFORD	MA	01886	\$ 56,900	\$ 227,700	\$ 284,600	\$ -	\$ -	\$ 284,600
039 A014006	10	135	PARK ST	GORDON E KENT	135 PARK ST	PORTLAND	ME	04101	\$ 56,900	\$ 227,700	\$ 284,600	\$ -	\$ -	\$ 284,600
039 A015001	12	23	SPRING ST PL	HEALEY MEREDITH &	140 OAKHURST RD	CAPE ELIZABETH	ME	04107	\$ 128,200	\$ 149,000	\$ 277,200	\$ -	\$ -	\$ 277,200
039 A021001	16	129	PARK ST	EAST END REALTY LLC	111 COMMERCIAL ST STE 203	PORTLAND	ME	04101	\$ 161,500	\$ 517,900	\$ 679,400	\$ -	\$ -	\$ 679,400
039 A023001	25	125	PARK ST	CUMBERLAND CLUB	116 HIGH ST	PORTLAND	ME	04102	\$ 50,600	\$ 4,680	\$ 55,280	\$ -	\$ -	\$ 55,280
039 A025001	25	123	PARK ST	CUMBERLAND CLUB	116 HIGH ST	PORTLAND	ME	04102	\$ 58,000	\$ 5,050	\$ 63,050	\$ -	\$ -	\$ 63,050
039 A026001	11	1	SPRING ST PL	CUMBERLAND CLUB	116 HIGH ST	PORTLAND	ME	04101	\$ 134,400	\$ 78,000	\$ 212,400	\$ -	\$ -	\$ 212,400
039 A028001	4	135	SPRING ST	MARCUM HOSPITALITY LLC	135 SPRING ST	PORTLAND	ME	04101	\$ 113,600	\$ 479,400	\$ 593,000	\$ -	\$ -	\$ 593,000
039 A029001	27	133	SPRING ST	STADLER CECILE	109 HOLLAND DR	PHIPPSBURG	ME	04562	\$ 106,500	\$ 260,200	\$ 366,700	\$ -	\$ -	\$ 366,700
039 A030001	27	131	SPRING ST	TREE SCHOOL LLC	PO BOX 914	KIHEI	HI	96753	\$ 106,900	\$ 198,300	\$ 305,200	\$ -	\$ -	\$ 305,200
039 A031001	27	129	SPRING ST	129 SPRING STREET LLC	125 MAIN AVE	EAST KINGSTON	NH	03827	\$ 104,100	\$ 248,400	\$ 352,500	\$ -	\$ -	\$ 352,500
039 A032001	25	127	SPRING ST	CUMBERLAND CLUB	116 HIGH ST	PORTLAND	ME	04101	\$ 149,200	\$ 17,920	\$ 167,120	\$ -	\$ -	\$ 167,120
039 A039001	11	25	SPRING ST PL	FREUND RICHARD J &	23 SPRING ST PL	PORTLAND	ME	04101	\$ 128,500	\$ 169,300	\$ 297,800	\$ 17,800	\$ -	\$ 280,000
039 D001001	11	130	SPRING ST	SCHINDLER SARAH B	130 SPRING ST	PORTLAND	ME	04101	\$ 137,000	\$ 131,700	\$ 268,700	\$ 17,800	\$ -	\$ 250,900
039 D002001	15	126	SPRING ST	QUIRK JOHN D	4 SCHOONER RD	SCARBOROUGH	ME	04074	\$ 109,300	\$ 200,300	\$ 309,600	\$ -	\$ -	\$ 309,600
039 D003001	54	124	SPRING ST	SHALOM HOUSE	PO BOX 560	PORTLAND	ME	04112	\$ 134,600	\$ 164,100	\$ 298,700	\$ -	\$ 298,700	\$ -
039 D004001	12	122	SPRING ST	122 SPRING STREET LLC	173 PLEASANT AVE	PORTLAND	ME	04103	\$ 134,800	\$ 152,600	\$ 287,400	\$ -	\$ -	\$ 287,400
039 D005001	56	98	HIGH ST	CITY OF PORTLAND	389 CONGRESS ST	PORTLAND	ME	04101	\$ 302,300	\$ 13,130	\$ 315,430	\$ -	\$ 315,430	\$ -
039 D008001	53	141	PLEASANT ST	HELLENIC ORTHODOX COMMUNITY OF	141 PLEASANT ST	PORTLAND	ME	04101	\$ 372,500	\$ 642,700	\$ 1,015,200	\$ -	\$ 1,015,200	\$ -
039 D009001	53	133	PLEASANT ST	HELLENIC ORTHODOX COMMUNITY OF	133 PLEASANT ST	PORTLAND	ME	04101	\$ 437,700	\$ 307,400	\$ 745,100	\$ -	\$ 745,100	\$ -
039 D010001	12	127	PLEASANT ST	HAMMEN MICHAEL C &	127 PLEASANT ST	PORTLAND	ME	04101	\$ 158,600	\$ 326,500	\$ 485,100	\$ -	\$ -	\$ 485,100
039 D013001	27	132	SPRING ST	THE SKINNY LLC	132 SPRING ST	PORTLAND	ME	04101	\$ 133,200	\$ 271,000	\$ 404,200	\$ -	\$ -	\$ 404,200
039 D014001	15	90	HIGH ST	NINETY HIGH LP	106 GILMAN ST	PORTLAND	ME	04102	\$ 150,100	\$ 505,700	\$ 655,800	\$ -	\$ -	\$ 655,800
039 D016001	13	120	SPRING ST	ANTICH JANET	120 SPRING ST	PORTLAND	ME	04101	\$ 134,400	\$ 174,200	\$ 308,600	\$ 17,800	\$ -	\$ 290,800
039 F001001	25	40	SPRING ST ARTERIAL	LAFAYETTE PORTLAND LLC	155 LITTLEFIELD AVE	BANGOR	ME	04401	\$ 1,856,400	\$ 792,300	\$ 2,648,700	\$ -	\$ -	\$ 2,648,700
039 F013001	32	59	PLEASANT ST	BAKERY LIMITED LIABILITY CO	61 PLEASANT ST	PORTLAND	ME	04101	\$ 285,600	\$ 667,000	\$ 952,600	\$ -	\$ -	\$ 952,600
039 F017001	12	22	SOUTH ST	LOMBARDI BRIAN D	22 SOUTH ST	PORTLAND	ME	04101	\$ 144,600	\$ 135,000	\$ 279,600	\$ 17,800	\$ -	\$ 261,800
039 F018001	12	20	SOUTH ST	SCHMIDT REMINGTON O	PO BOX 6 DTS	PORTLAND	ME	04112	\$ 144,000	\$ 120,700	\$ 264,700	\$ -	\$ -	\$ 264,700
039 F019001	12	16	SOUTH ST	LEWIS CLARENCE MICHAEL &	18 SOUTH ST	PORTLAND	ME	04101	\$ 125,000	\$ 108,900	\$ 233,900	\$ 17,800	\$ -	\$ 216,100
039 F020001	12	14	SOUTH ST	MCLAUGHLIN KATHERINE A TRUSTEE	14 SOUTH ST	PORTLAND	ME	04101	\$ 135,400	\$ 136,300	\$ 271,700	\$ 17,800	\$ -	\$ 253,900
039 F021001	25	10	SOUTH ST	BROWN J B & SONS	PO BOX 207	PORTLAND	ME	04112	\$ 9,600	\$ -	\$ 9,600	\$ -	\$ -	\$ 9,600
039 F022001	10	37	PLEASANT ST	SERAICHICK SUSAN &	4133 N 35TH ST	PHOENIX	AZ	85018	\$ 36,000	\$ 143,800	\$ 179,800	\$ -	\$ -	\$ 179,800
039 F022002	10	37	PLEASANT ST	WEATHERFORD CLAUDINE &	130 CENTRAL AVE	PEAKS ISLAND	ME	04108	\$ 34,600	\$ 138,300	\$ 172,900	\$ -	\$ -	\$ 172,900
039 F022003	10	37	PLEASANT ST	WATSON MICHAEL P &	236 CUSHING RD	NEWMARKET	NH	03857	\$ 36,000	\$ 143,800	\$ 179,800	\$ -	\$ -	\$ 179,800
039 F022004	10	37	PLEASANT ST	FOLEY RONALD G VN VET	37 PLEASANT ST # 4	PORTLAND	ME	04101	\$ 35,700	\$ 142,600	\$ 178,300	\$ 23,140	\$ -	\$ 155,160
039 F022005	10	37	PLEASANT ST	COMEAU PETER W &	103 WEBSTER ST	WHITMAN	MA	02382	\$ 38,800	\$ 155,200	\$ 194,000	\$ -	\$ -	\$ 194,000
039 F022006	10	37	PLEASANT ST	HAAS JOHN E &	37 PLEASANT ST # 6	PORTLAND	ME	04101	\$ 37,400	\$ 149,700	\$ 187,100	\$ -	\$ -	\$ 187,100

PARCEL ID	LAND USE CODE	STREET NO	LOCATION	OWNER	MAILING ADDRESS	CITY	STATE	ZIP	APR LAND	APR BLDG	APR TOTAL	ST. EXEMPT.	OTHER EXEMPT.	ASSESSED VALUE
039 F023001	20	35	PLEASANT ST	35 PLEASANT ST LLC	35 PLEASANT ST # 1	PORTLAND	ME	04101	\$ 33,600	\$ 134,200	\$ 167,800	\$ -	\$ -	\$ 167,800
039 F023002	10	35	PLEASANT ST	REITER LAUREN J &	35 PLEASANT ST # 2	PORTLAND	ME	04101	\$ 60,500	\$ 242,000	\$ 302,500	\$ -	\$ -	\$ 302,500
039 F025001	58	24	SOUTH ST	CITY OF PORTLAND	389 CONGRESS ST	PORTLAND	ME	04101	\$ 185,600	\$ 24,910	\$ 210,510	\$ -	\$ 210,510	\$ -
039 F026001	40	22	SOUTH ST	LOMBARDI DEBRA &	22 SOUTH ST	PORTLAND	ME	04101	\$ 27,000	\$ -	\$ 27,000	\$ -	\$ -	\$ 27,000
040 A001001	54	71	HIGH ST	GOODWILL DEVELOPMENT	353 CUMBERLAND AVE	PORTLAND	ME	04101	\$ 320,100	\$ 457,900	\$ 778,000	\$ -	\$ 778,000	\$ -
040 A002001	14	98	PLEASANT ST	COSTIN MICHAEL N &	98 PLEASANT ST APT 2	PORTLAND	ME	04101	\$ 151,700	\$ 239,400	\$ 391,100	\$ -	\$ -	\$ 391,100
040 A003001	12	92	PLEASANT ST	CROTEAU COLLEEN O &	92 PLEASANT ST	PORTLAND	ME	04101	\$ 144,000	\$ 173,800	\$ 317,800	\$ -	\$ -	\$ 317,800
040 A004001	15	88	PLEASANT ST	C M SCRIBNER & CO LIMITED	33 KENWOOD ST	PORTLAND	ME	04102	\$ 177,100	\$ 417,300	\$ 594,400	\$ -	\$ -	\$ 594,400
040 A005001	25	76	PLEASANT ST	LAFAYETTE PORTLAND LLC	155 LITTLEFIELD AVE	BANGOR	ME	04401	\$ 186,000	\$ 33,690	\$ 219,690	\$ -	\$ -	\$ 219,690
040 A008001	25	74	PLEASANT ST	BROWN J B & SONS	PO BOX 207	PORTLAND	ME	04112	\$ 42,700	\$ -	\$ 42,700	\$ -	\$ -	\$ 42,700
040 A009001	14	68	PLEASANT ST	SCHWARTZ DONNA L	85 CLINTON ST	PORTLAND	ME	04103	\$ 134,300	\$ 252,600	\$ 386,900	\$ -	\$ -	\$ 386,900
040 A010001	54	54	MAPLE ST	INGRAHAM	237 OXFORD ST	PORTLAND	ME	04104	\$ 170,000	\$ 224,300	\$ 394,300	\$ -	\$ 394,300	\$ -
040 A011001	11	67	HIGH ST	FISHER ALEXANDER DYLAN	67 HIGH ST	PORTLAND	ME	04101	\$ 153,800	\$ 209,900	\$ 363,700	\$ -	\$ -	\$ 363,700
040 A013001	17	53	DANFORTH ST	53 DANFORTH STREET LP	482 CONGRESS ST STE 203	PORTLAND	ME	04101	\$ 447,100	\$ 2,264,800	\$ 2,711,900	\$ -	\$ -	\$ 2,711,900
040 A014001	11	52	MAPLE ST	ADLER BRENT	PO BOX 15372	PORTLAND	ME	04112	\$ 128,300	\$ 98,800	\$ 227,100	\$ -	\$ -	\$ 227,100
040 A015001	15	65	HIGH ST	BRICKLIGHT PROPERTIES LLC	111 COMMERCIAL ST STE 203	PORTLAND	ME	04101	\$ 152,700	\$ 352,800	\$ 505,500	\$ -	\$ -	\$ 505,500
040 A016001	17	81	DANFORTH ST	DANFORTH ON HIGH LP	261 GORHAM RD	SOUTH PORTLAND	ME	04106	\$ 253,200	\$ 1,760,000	\$ 2,013,200	\$ -	\$ -	\$ 2,013,200
040 A017001	15	77	DANFORTH ST	EAST DANFORTH LLC	104 GRANT ST	PORTLAND	ME	04102	\$ 149,300	\$ 304,800	\$ 454,100	\$ -	\$ -	\$ 454,100
040 A018001	15	75	DANFORTH ST	EAST DANFORTH LLC	104 GRANT ST	PORTLAND	ME	04102	\$ 147,200	\$ 174,900	\$ 322,100	\$ -	\$ -	\$ 322,100
040 A019001	15	71	DANFORTH ST	EAST DANFORTH LLC	104 GRANT ST	PORTLAND	ME	04102	\$ 170,700	\$ 257,100	\$ 427,800	\$ -	\$ -	\$ 427,800
040 A022001	15	67	DANFORTH ST	EAST DANFORTH LLC	104 GRANT ST	PORTLAND	ME	04102	\$ 165,900	\$ 145,400	\$ 311,300	\$ -	\$ -	\$ 311,300
040 A024001	15	63	DANFORTH ST	EAST DANFORTH LLC	104 GRANT ST	PORTLAND	ME	04102	\$ 156,100	\$ 133,400	\$ 289,500	\$ -	\$ -	\$ 289,500
040 A027001	11	50	MAPLE ST	ST PIERRE TRACY M &	50 MAPLE ST	PORTLAND	ME	04101	\$ 133,100	\$ 112,800	\$ 245,900	\$ 17,800	\$ -	\$ 228,100
040 A028001	40	46	MAPLE ST	BROWN J B & SONS	PO BOX 207	PORTLAND	ME	04112	\$ 23,500	\$ -	\$ 23,500	\$ -	\$ -	\$ 23,500
040 A030001	16	69	HIGH ST	BRICKLIGHT PROPERTIES LLC	111 COMMERCIAL ST STE 203	PORTLAND	ME	04101	\$ 109,300	\$ 357,800	\$ 467,100	\$ -	\$ -	\$ 467,100
040 B001001	25	55	MAPLE ST	BAKERY LIMITED LIABILITY CO	61 PLEASANT ST	PORTLAND	ME	04101	\$ 61,500	\$ 6,250	\$ 67,750	\$ -	\$ -	\$ 67,750
040 B002001	25	58	PLEASANT ST	BROWN J B & SONS	PO BOX 207	PORTLAND	ME	04112	\$ 38,900	\$ 6,250	\$ 45,150	\$ -	\$ -	\$ 45,150
040 B003001	13	54	PLEASANT ST	JR SAPPERSTEIN HOLDINGS LLC	63 SPRUCE ST	PORTLAND	ME	04102	\$ 132,900	\$ 215,500	\$ 348,400	\$ -	\$ -	\$ 348,400
040 B004001	27	44	PLEASANT ST	44 PLEASANT STREET LLC	7 STEPHENSON ST	CAPE ELIZABETH	ME	04107	\$ 131,500	\$ 688,900	\$ 820,400	\$ -	\$ -	\$ 820,400
040 B006001	11	40	PLEASANT ST	RUSSO J RICHARD &	40 PLEASANT ST	PORTLAND	ME	04101	\$ 185,100	\$ 308,200	\$ 493,300	\$ -	\$ -	\$ 493,300
040 B007001	27	23	DANFORTH ST	SCHWARTZ DONNA L	85 CLINTON ST	PORTLAND	ME	04103	\$ 141,000	\$ 197,500	\$ 338,500	\$ -	\$ -	\$ 338,500
040 B008001	22	32	PLEASANT ST	32 PLEASANT STREET LLC	32 PLEASANT ST	PORTLAND	ME	04101	\$ 61,200	\$ 186,200	\$ 247,400	\$ -	\$ -	\$ 247,400
040 B009001	20	30	PLEASANT ST	30 PLEASANT STREET LLC	32 PLEASANT ST	PORTLAND	ME	04112	\$ 28,400	\$ 113,600	\$ 142,000	\$ -	\$ -	\$ 142,000
040 B009002	10	30	PLEASANT ST	HANSON JUNE ANDREA	PO BOX 206	BATH	ME	04530	\$ 27,900	\$ 111,700	\$ 139,600	\$ -	\$ -	\$ 139,600
040 B009003	10	30	PLEASANT ST	HOULE RONALD J &	2 MIDDLE ST	AMHERST	NH	03031	\$ 28,500	\$ 114,000	\$ 142,500	\$ -	\$ -	\$ 142,500
040 B010001	12	20	PLEASANT ST	18 PLEASANT STREET ASSOCIATES	18 PLEASANT ST	PORTLAND	ME	04101	\$ 138,100	\$ 73,600	\$ 211,700	\$ -	\$ -	\$ 211,700
040 B012001	22	18	PLEASANT ST	18 PLEASANT ST ASSOC	18 PLEASANT ST	PORTLAND	ME	04101	\$ 98,100	\$ 92,300	\$ 190,400	\$ -	\$ -	\$ 190,400

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040 B018001	40	51	MAPLE ST	BROUCEK MARGARET A &	50 MAPLE ST	PORTLAND	ME	04101	\$ 8,100	\$ -	\$ 8,100	\$ -	\$ -	\$ 8,100
040 B020001	21	35	DANFORTH ST	TOBEY LINDA W	37 DANFORTH ST	PORTLAND	ME	04101	\$ 175,200	\$ 195,800	\$ 371,000	\$ -	\$ -	\$ 371,000
040 B021001	13	33	DANFORTH ST	FOX STEPHEN H	20 SCHOOL ST # 4	PORTLAND	ME	04102	\$ 108,200	\$ 100,300	\$ 208,500	\$ -	\$ -	\$ 208,500
040 B022001	40	29	DANFORTH ST	SCHAIR-CARDONA ERICA &	PO BOX 7235	PORTLAND	ME	04112	\$ 119,900	\$ -	\$ 119,900	\$ -	\$ -	\$ 119,900
040 B023001	25	13	DANFORTH ST	WRIGHT-RYAN REAL ESTATE LLC	10 DANFORTH ST	PORTLAND	ME	04101	\$ 96,700	\$ 6,250	\$ 102,950	\$ -	\$ -	\$ 102,950
040 B032001	21	45	DANFORTH ST	CIGRI & DENG PROPERTIES LLC	45 DANFORTH ST	PORTLAND	ME	04101	\$ 131,400	\$ 174,300	\$ 305,700	\$ -	\$ -	\$ 305,700
040 B033001	10	56	PLEASANT ST	SPRAGUE ERIC T	56 PLEASANT ST # 1	PORTLAND	ME	04101	\$ 33,600	\$ 134,200	\$ 167,800	\$ -	\$ -	\$ 167,800
040 B033002	10	56	PLEASANT ST	BARTHELMAN TIMOTHY S	19 TORREY HILL RANGE RD	FREEPORT	ME	04032	\$ 34,300	\$ 137,200	\$ 171,500	\$ 17,800	\$ -	\$ 153,700
040 B033003	10	56	PLEASANT ST	RUNNING SALLY	56 PLEASANT ST # 3	PORTLAND	ME	04101	\$ 35,100	\$ 140,400	\$ 175,500	\$ 17,800	\$ -	\$ 157,700
040 C001001	16	51	HIGH ST	GILLIS PETER J	2 ELMWOOD RD	CAPE ELIZABETH	ME	04107	\$ 177,000	\$ 574,100	\$ 751,100	\$ -	\$ -	\$ 751,100
040 C002001	15	78	DANFORTH ST	WEST COMPANY	6 E 43RD ST 26 FL	NEW YORK	NY	10017	\$ 183,300	\$ 229,500	\$ 412,800	\$ -	\$ -	\$ 412,800
040 C005001	20	101	YORK ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 382,100	\$ 760,400	\$ 1,142,500	\$ -	\$ -	\$ 1,142,500
040 C005201	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 66,000	\$ 263,900	\$ 329,900	\$ -	\$ -	\$ 329,900
040 C005202	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 46,800	\$ 187,000	\$ 233,800	\$ -	\$ -	\$ 233,800
040 C005203	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 58,400	\$ 233,500	\$ 291,900	\$ -	\$ -	\$ 291,900
040 C005204	10	25	HIGH ST	PARK KYUNG SAM		ST GEORGE	NB		\$ 46,500	\$ 185,900	\$ 232,400	\$ -	\$ -	\$ 232,400
040 C005206	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 47,500	\$ 189,900	\$ 237,400	\$ -	\$ -	\$ 237,400
040 C005207	10	25	HIGH ST	GORDON CLAYTON S &	25 HIGH ST # 207	PORTLAND	ME	04101	\$ 40,900	\$ 163,600	\$ 204,500	\$ -	\$ -	\$ 204,500
040 C005208	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 58,500	\$ 233,800	\$ 292,300	\$ -	\$ -	\$ 292,300
040 C005209	10	25	HIGH ST	GATOS PAMELA &	37 PARK ST	BRANDON	VT	05733	\$ 53,900	\$ 215,500	\$ 269,400	\$ -	\$ -	\$ 269,400
040 C005210	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 59,200	\$ 236,800	\$ 296,000	\$ -	\$ -	\$ 296,000
040 C005211	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 53,400	\$ 216,600	\$ 270,000	\$ -	\$ -	\$ 270,000
040 C005212	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 59,200	\$ 236,600	\$ 295,800	\$ -	\$ -	\$ 295,800
040 C005213	10	25	HIGH ST	PRICE JASON LLOYD &	25 HIGH ST # 213	PORTLAND	ME	04101	\$ 53,500	\$ 216,600	\$ 270,100	\$ -	\$ -	\$ 270,100
040 C005214	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 59,200	\$ 236,600	\$ 295,800	\$ -	\$ -	\$ 295,800
040 C005215	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 70,300	\$ 281,200	\$ 351,500	\$ -	\$ -	\$ 351,500
040 C005216	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 59,700	\$ 238,700	\$ 298,400	\$ -	\$ -	\$ 298,400
040 C005301	10	25	HIGH ST	LYONS THOMAS W &	25 HIGH ST # 301	PORTLAND	ME	04101	\$ 70,500	\$ 282,000	\$ 352,500	\$ -	\$ -	\$ 352,500
040 C005302	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 48,900	\$ 195,500	\$ 244,400	\$ -	\$ -	\$ 244,400
040 C005303	10	25	HIGH ST	SMITH TEALE &	65 NORTH ST	SACO	ME	04072	\$ 61,300	\$ 245,100	\$ 306,400	\$ 17,800	\$ -	\$ 288,600
040 C005304	10	25	HIGH ST	WALLACE ROBERT C &	PO BOX 83	HARRISON	ME	04040	\$ 49,500	\$ 198,100	\$ 247,600	\$ -	\$ -	\$ 247,600
040 C005305	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 62,100	\$ 248,500	\$ 310,600	\$ -	\$ -	\$ 310,600
040 C005306	10	25	HIGH ST	HAMILTON GLENN	10 WAINWRIGHT DR	CAPE ELIZABETH	ME	04107	\$ 49,600	\$ 198,300	\$ 247,900	\$ -	\$ -	\$ 247,900
040 C005307	10	25	HIGH ST	GRIFFIN ALEXANDER &	161 PLEASANT ST # 2	READING	MA	01867	\$ 42,200	\$ 168,800	\$ 211,000	\$ -	\$ -	\$ 211,000
040 C005308	10	25	HIGH ST	MARTINEZ DANIEL M &	20 CUMBERLAND ST	YARMOUTH	ME	04096	\$ 61,300	\$ 245,100	\$ 306,400	\$ -	\$ -	\$ 306,400
040 C005309	10	25	HIGH ST	ALDER SUSAN	39 NORTHWOOD DR	PORTLAND	ME	04103	\$ 56,300	\$ 225,300	\$ 281,600	\$ -	\$ -	\$ 281,600
040 C005310	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 62,800	\$ 251,100	\$ 313,900	\$ -	\$ -	\$ 313,900

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040 C005311	10	25	HIGH ST	LAMPNER GLENNA H &	5 PETER COOPER RD # 11A	NEW YORK	NY	10010	\$ 57,000	\$ 228,100	\$ 285,100	\$ -	\$ -	\$ 285,100
040 C005312	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 62,700	\$ 250,900	\$ 313,600	\$ -	\$ -	\$ 313,600
040 C005313	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 57,000	\$ 228,100	\$ 285,100	\$ -	\$ -	\$ 285,100
040 C005314	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 62,700	\$ 250,900	\$ 313,600	\$ -	\$ -	\$ 313,600
040 C005315	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 75,000	\$ 299,800	\$ 374,800	\$ -	\$ -	\$ 374,800
040 C005316	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 63,600	\$ 254,400	\$ 318,000	\$ -	\$ -	\$ 318,000
040 C005401	10	25	HIGH ST	KEELING MATTHEW R &	14 MARSTON ST	FALMOUTH	ME	04105	\$ 73,800	\$ 291,100	\$ 364,900	\$ 17,800	\$ -	\$ 347,100
040 C005402	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 51,000	\$ 203,900	\$ 254,900	\$ -	\$ -	\$ 254,900
040 C005403	10	25	HIGH ST	WOON ASHLEY HARDI	1 WALKER ST	PORTLAND	ME	04103	\$ 65,800	\$ 262,600	\$ 328,400	\$ -	\$ -	\$ 328,400
040 C005404	10	25	HIGH ST	AVILES PEDRO M FERNANDEZ &	165 CAMBRIDGE PARK DR # 608	CAMBRIDGE	MA	02140	\$ 52,400	\$ 210,300	\$ 262,700	\$ -	\$ -	\$ 262,700
040 C005405	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 63,800	\$ 257,300	\$ 321,100	\$ -	\$ -	\$ 321,100
040 C005406	10	25	HIGH ST	OVESON JANELLE L	11 JOHNSON RD	FALMOUTH	ME	04105	\$ 52,800	\$ 209,900	\$ 262,700	\$ -	\$ -	\$ 262,700
040 C005407	10	25	HIGH ST	SHELLEY W KIRBY &	25 HIGH ST # 407	PORTLAND	ME	04101	\$ 44,800	\$ 181,400	\$ 226,200	\$ -	\$ -	\$ 226,200
040 C005408	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 63,400	\$ 257,700	\$ 321,100	\$ -	\$ -	\$ 321,100
040 C005409	10	25	HIGH ST	PIASIO GEOFF B	305 COMMERCIAL ST # 308	PORTLAND	ME	04101	\$ 59,000	\$ 236,600	\$ 295,600	\$ -	\$ -	\$ 295,600
040 C005410	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 65,900	\$ 262,500	\$ 328,400	\$ -	\$ -	\$ 328,400
040 C005411	10	25	HIGH ST	SCHAFFER MORGAN &	25 HIGH ST # 411	PORTLAND	ME	04101	\$ 59,000	\$ 236,600	\$ 295,600	\$ -	\$ -	\$ 295,600
040 C005412	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 66,100	\$ 262,300	\$ 328,400	\$ -	\$ -	\$ 328,400
040 C005413	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 59,000	\$ 236,600	\$ 295,600	\$ -	\$ -	\$ 295,600
040 C005414	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 66,100	\$ 262,300	\$ 328,400	\$ -	\$ -	\$ 328,400
040 C005415	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 76,800	\$ 310,000	\$ 386,800	\$ -	\$ -	\$ 386,800
040 C005416	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 66,200	\$ 265,900	\$ 332,100	\$ -	\$ -	\$ 332,100
040 C005501	10	25	HIGH ST	CHANG BENNY &	2010 ELTON LN	AUSTIN	TX	78703	\$ 54,500	\$ 346,900	\$ 401,400	\$ -	\$ -	\$ 401,400
040 C005502	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 55,600	\$ 221,700	\$ 277,300	\$ -	\$ -	\$ 277,300
040 C005503	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 71,200	\$ 282,900	\$ 354,100	\$ -	\$ -	\$ 354,100
040 C005504	10	25	HIGH ST	FREEDMAN PAUL R TRUSTEE	429 CONANT RD	WESTON	MA	02493	\$ 57,300	\$ 227,300	\$ 284,600	\$ -	\$ -	\$ 284,600
040 C005505	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 69,500	\$ 280,800	\$ 350,300	\$ -	\$ -	\$ 350,300
040 C005506	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 63,100	\$ 214,200	\$ 277,300	\$ -	\$ -	\$ 277,300
040 C005507	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 49,500	\$ 198,000	\$ 247,500	\$ -	\$ -	\$ 247,500
040 C005508	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 70,000	\$ 280,300	\$ 350,300	\$ -	\$ -	\$ 350,300
040 C005509	10	25	HIGH ST	GALLUZZO DONNA &	PO BOX 174	SCARBOROUGH	ME	04070	\$ 63,100	\$ 250,700	\$ 313,800	\$ -	\$ -	\$ 313,800
040 C005510	10	25	HIGH ST	LARLEE BRENT A &	330 PARADISE RD # 2411	SWAMPSCOTT	MA	01907	\$ 70,700	\$ 279,600	\$ 350,300	\$ -	\$ -	\$ 350,300
040 C005511	10	25	HIGH ST	OSTERGAARD LLC	30 LOOP RD	WEST BATH	ME	04530	\$ 62,900	\$ 250,900	\$ 313,800	\$ -	\$ -	\$ 313,800
040 C005512	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 69,500	\$ 280,800	\$ 350,300	\$ -	\$ -	\$ 350,300
040 C005513	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 62,900	\$ 250,900	\$ 313,800	\$ -	\$ -	\$ 313,800
040 C005514	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 69,500	\$ 280,800	\$ 350,300	\$ -	\$ -	\$ 350,300
040 C005515	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 84,500	\$ 338,800	\$ 423,300	\$ -	\$ -	\$ 423,300

PARCEL ID	LAND USE CODE	STREET NO	LOCATION	OWNER	MAILING ADDRESS	CITY	STATE	ZIP	APR LAND	APR BLDG	APR TOTAL	ST. EXEMPT.	OTHER EXEMPT.	ASSESSED VALUE
040 C005516	10	25	HIGH ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	\$ 71,100	\$ 283,000	\$ 354,100	\$ -	\$ -	\$ 354,100
040 C009001	31	50	DANFORTH ST	BROWN J B & SONS	PO BOX 207	PORTLAND	ME	04112	\$ 668,200	\$ 240,000	\$ 908,200	\$ -	\$ -	\$ 908,200
040 C014001	14	41	HIGH ST	SACRE LINDA &	90 FLORENCE ST	SOUTH PORTLAND	ME	04106	\$ 150,300	\$ 182,300	\$ 332,600	\$ -	\$ -	\$ 332,600
040 C015001	10	37	HIGH ST	CORRALES ANNAMARIE &	37 HIGH ST # 1	PORTLAND	ME	04101	\$ 27,100	\$ 108,400	\$ 135,500	\$ -	\$ -	\$ 135,500
040 C015002	10	37	HIGH ST	SOLSTICE INVESTMENTS LLC	1321 SEI AVE	DEERFIELD BEACH	FL	33441	\$ 21,700	\$ 86,700	\$ 108,400	\$ -	\$ -	\$ 108,400
040 C015003	10	37	HIGH ST	BAILLARGEON CHARLES C	395 FALMOUTH RD	WINDHAM	ME	04062	\$ 52,900	\$ 211,400	\$ 264,300	\$ -	\$ -	\$ 264,300
040 C015004	10	37	HIGH ST	THIS THYME AROUND LLC	84 PINE ST	PORTLAND	ME	04101	\$ 25,000	\$ 100,100	\$ 125,100	\$ -	\$ -	\$ 125,100
040 C016001	12	31	HIGH ST	BERNOTAVICZ JARAD	PMB 184 PO BOX 223300	PRINCEVILLE	HI	96722	\$ 152,000	\$ 125,600	\$ 277,600	\$ -	\$ -	\$ 277,600
040 C021001	6	27	HIGH ST	BROWN J B & SONS	PO BOX 207	PORTLAND	ME	04112	\$ 585,500	\$ 2,832,800	\$ 3,418,300	\$ -	\$ -	\$ 3,418,300
040 C026001	24	75	YORK ST	75 YORK STREET LLC	75 YORK ST	PORTLAND	ME	04101	\$ 165,600	\$ 503,400	\$ 669,000	\$ -	\$ -	\$ 669,000
040 C030001	21	53	YORK ST	CASTINE 53 LLC	152 COMMERCIAL ST	SUNNYVALE	CA	94086	\$ 119,000	\$ 807,800	\$ 926,800	\$ -	\$ -	\$ 926,800
041 A016001	22	252	COMMERCIAL ST	WATERFRONT MAINE	14 MAINE ST	BRUNSWICK	ME	04011	\$ 129,300	\$ 15,058,000	\$ 15,187,300	\$ -	\$ -	\$ 15,187,300
042 A001001	21	383	COMMERCIAL ST	DEERING PROPERTY	2730 TRANSIT RD	WEST SENECA	NY	14224	\$ 1,629,100	\$ 707,760	\$ 2,336,860	\$ -	\$ -	\$ 2,336,860
042 A007001	22	54	YORK ST	RUFUS DEERING COMPANY	383 COMMERCIAL ST	PORTLAND	ME	04101	\$ 306,300	\$ 1,072,400	\$ 1,378,700	\$ -	\$ -	\$ 1,378,700
042 C001110	54	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	\$ 31,630	\$ 126,530	\$ 158,160	\$ -	\$ 158,160	\$ -
042 C001120	54	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	\$ 28,870	\$ 115,480	\$ 144,350	\$ -	\$ 144,350	\$ -
042 C001130	20	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	\$ 17,080	\$ 68,300	\$ 85,380	\$ -	\$ -	\$ 85,380
042 C00114A	20	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	\$ 11,980	\$ 47,900	\$ 59,880	\$ -	\$ -	\$ 59,880
042 C00114B	20	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	\$ 6,180	\$ 24,700	\$ 30,880	\$ -	\$ -	\$ 30,880
042 C00114C	20	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	\$ 2,930	\$ 11,700	\$ 14,630	\$ -	\$ -	\$ 14,630
042 C00114D	20	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	\$ 2,900	\$ 11,600	\$ 14,500	\$ -	\$ -	\$ 14,500
042 C001150	54	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	\$ 11,380	\$ 45,500	\$ 56,880	\$ -	\$ 56,880	\$ -
042 C001160	20	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	\$ 2,750	\$ 11,000	\$ 13,750	\$ -	\$ -	\$ 13,750
042 C001170	20	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	\$ 2,730	\$ 10,900	\$ 13,630	\$ -	\$ -	\$ 13,630
042 C00118A	20	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	\$ 4,330	\$ 17,300	\$ 21,630	\$ -	\$ -	\$ 21,630
042 C00118B	20	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	\$ 4,330	\$ 17,300	\$ 21,630	\$ -	\$ -	\$ 21,630
042 C001190	20	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	\$ 4,200	\$ 16,800	\$ 21,000	\$ -	\$ -	\$ 21,000
042 C001210	54	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	\$ 346,680	\$ 1,386,700	\$ 1,733,380	\$ -	\$ 1,733,380	\$ -
042 C001310	54	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	\$ 161,070	\$ 644,280	\$ 805,350	\$ -	\$ 805,350	\$ -
042 C001320	54	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	\$ 18,580	\$ 74,320	\$ 92,900	\$ -	\$ 92,900	\$ -
042 C001330	55	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	\$ 55,530	\$ 222,110	\$ 277,640	\$ -	\$ 277,640	\$ -
042 C001CCL	54	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	\$ 105,950	\$ 423,810	\$ 529,760	\$ -	\$ 529,760	\$ -
045 A033001	15	177	STATE ST	RANS LLC	666-A CONGRESS ST	PORTLAND	ME	04101	\$ 120,200	\$ 258,700	\$ 378,900	\$ -	\$ -	\$ 378,900
046 D008001	11	15	AVON ST	REDFERN LONGFELLOW LLC	PO BOX 8816	PORTLAND	ME	04104	\$ 99,300	\$ 146,000	\$ 245,300	\$ -	\$ -	\$ 245,300
444 A001001	56	54	COMMERCIAL ST	CITY OF PORTLAND	389 CONGRESS ST	PORTLAND	ME	04101	\$ 7,161,400	\$ 4,650,500	\$ 11,811,900	\$ -	\$ 11,811,900	\$ -
444 A005001	56	46	COMMERCIAL ST	CITY OF PORTLAND	389 CONGRESS ST	PORTLAND	ME	04101	\$ 750,000	\$ 1,925,200	\$ 2,675,200	\$ -	\$ 2,675,200	\$ -
444 A00500B	20	46	COMMERCIAL ST	CASCO BAY MHR LLC	PO BOX 7488	PORTLAND	ME	04112	\$ 750,000	\$ 2,032,100	\$ 2,782,100	\$ -	\$ -	\$ 2,782,100
444 A011001	58	54	COMMERCIAL ST	CITY OF PORTLAND	389 CONGRESS ST	PORTLAND	ME	04101	\$ 343,000	\$ -	\$ 343,000	\$ -	\$ 343,000	\$ -

PARCEL ID	LAND USE CODE	STREET NO	LOCATION	OWNER	MAILING ADDRESS	CITY	STATE	ZIP	APR LAND	APR BLDG	APR TOTAL	ST. EXEMPT.	OTHER EXEMPT.	ASSESSED VALUE
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\$ 163,500,880 \$ 290,140 \$ 69,344,500 \$ 93,866,240

260 Total Parcels

213 Taxable

47 Tax Exempt

Growth Ad-Hoc Committee: Recommendations

Kim Volk, Chair
David Packard, Co-Chair

February 13, 2018

Introduction

Portland Downtown (PD) is a 501(c)4 nonprofit organization, which was established in 1992 through a collaborative effort, and with broad support, to bring renewed vitality to downtown. Property owners, businesses, and residents came together to form a board of directors and outline a bold mission in support of this goal. Through an act of the Maine State Legislature and approval by the City of Portland's City Council, "Portland's Downtown District" was established as the 1st Business Improvement District (BID) in the state of Maine. Portland Downtown's mission is to *maintain a clean and safe downtown while building and promoting a vibrant business, residential, and tourism destination*. The mission is achieved through a Supplemental Services Agreement (SSA) with the City of Portland, along with unique programming and events. Organizational oversight is provided by a volunteer board of directors, who are elected by downtown property owners and stakeholders, and via working committees who develop annual goals in support of the mission - and the organization's 5-year strategic plan.

The growth ad-hoc committee was formed by the Executive Committee in response to outcomes from the board retreat in February 2017. As one of Portland Downtown's four major strategic initiative areas (Vitality, Experience, Growth & Advocacy) as defined in its 5-year strategic plan, growth represents an opportunity for the organization, for its constituents, and for the larger community. Expansion and improvement of programs, services, and events would translate to improved outcomes with regards to cleanliness, safety, beautification, and vibrancy, and - in turn, economic development.

As part of the committee's process, the members reviewed historic documents, including the original organizational by-laws and charter, and charted trends in the organizational mil rate and budget since its inception, 25 years ago.

Recommendations

Based on the committee's research, the following recommendations are presented to the Portland Downtown Executive Committee and Board of Directors for consideration. With the budget process fully underway at the City of Portland, and a duty to notify downtown property owners in a timely manner of changes that may affect their PD supplemental tax bill, the growth committee is requesting that the board finalize a vote on the recommendations no later than April 2018.

In summary, the Growth Committee is recommending the following:

- I. Include properties that were excluded due to an administrative error during the last update to the DID (Downtown Improvement District) footprint;
- II. Add properties to the footprint that are currently downtown adjacent, primed for growth, and in need of a supplemental level of services;
- III. Develop a budget that will support enhanced program service delivery to all downtown property owners;

I. Include properties that were excluded due to an administrative error during the last update to the DID (Downtown Improvement District) footprint

Update the legal description, to include the following properties that were added in the 2004 order expanding the boundaries of the Portland Downtown District¹:

PARCEL ID	NO	STREET	OWN1	TAX ASMT
030 D003001	70	COMMERCIAL ST	FLATBREAD WHARF LLC	\$1,857,800
045 A033001	177	STATE ST	RANS LLC	\$378,900

¹ City of Portland, City Council Order 158-03/04

II. Add properties to the footprint that are currently downtown adjacent, primed for growth, and in need of a supplemental level of services

On the west side of the district, extend the boundary at Park Street to continue south to Pleasant Street, continue east to High Street, continue south to Commercial Street, and continue east to merge with current district boundary on Commercial Street at Maple Street.

On the east side of the district, extend the boundary at Franklin Street to continue south to along Franklin Street to Federal Street to merge with current district boundary on Franklin Street, to include several Federal Buildings, and add Lincoln Park.

On the south side of the district, include all properties that front on Commercial Street from Franklin Street on the east to Wright's Wharf on the west.

Based on 2018 City of Portland tax rolls provided by the City Assessor's office, the total current district valuation is \$1,007,843,070, of which **\$831,437,320** is taxable.

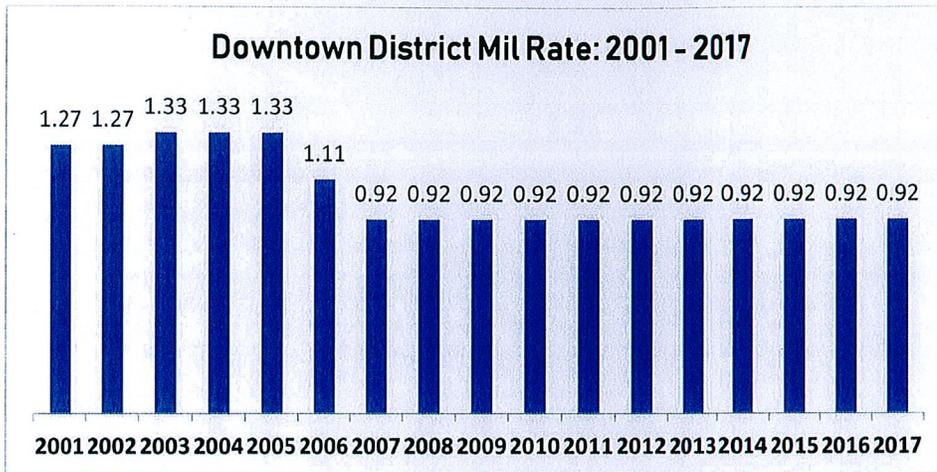
The total tax assessed value of the proposed district expansion is \$143,046,170, of which, **\$68,020,890** is taxable.

Therefore, the proposed district footprint has a total taxable value of **\$899,458,210**. (Please refer to attached map).

III. Develop a budget that will support enhanced program service delivery to all downtown property owners

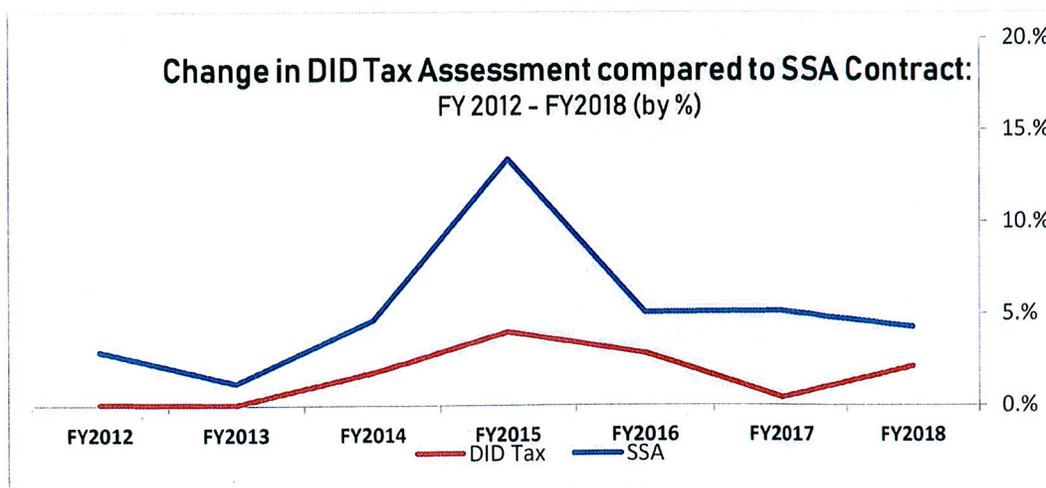
For the past 10 years, Portland Downtown has prepared its annual budget based on the mil rate last set in 2007 at .92 mil.

Here's an historical look at the mil rate for Portland Downtown:



The expectation was that property values would increase at a rate that would allow for expansion of programs, such as the cadet program and graffiti busters, and keep pace with increases to the Supplemental Services Agreement with the City of Portland, as well as administrative and operating costs, health insurance, rent, etc. The organization has been operating at a net zero budget, with relatively flat supplemental tax revenues. Additionally, tax revenues have not kept pace with the change in the SSA, which has increased by as much as 9.42% in one year as compared to a 3.97% increase in DID tax for the same year (2015).

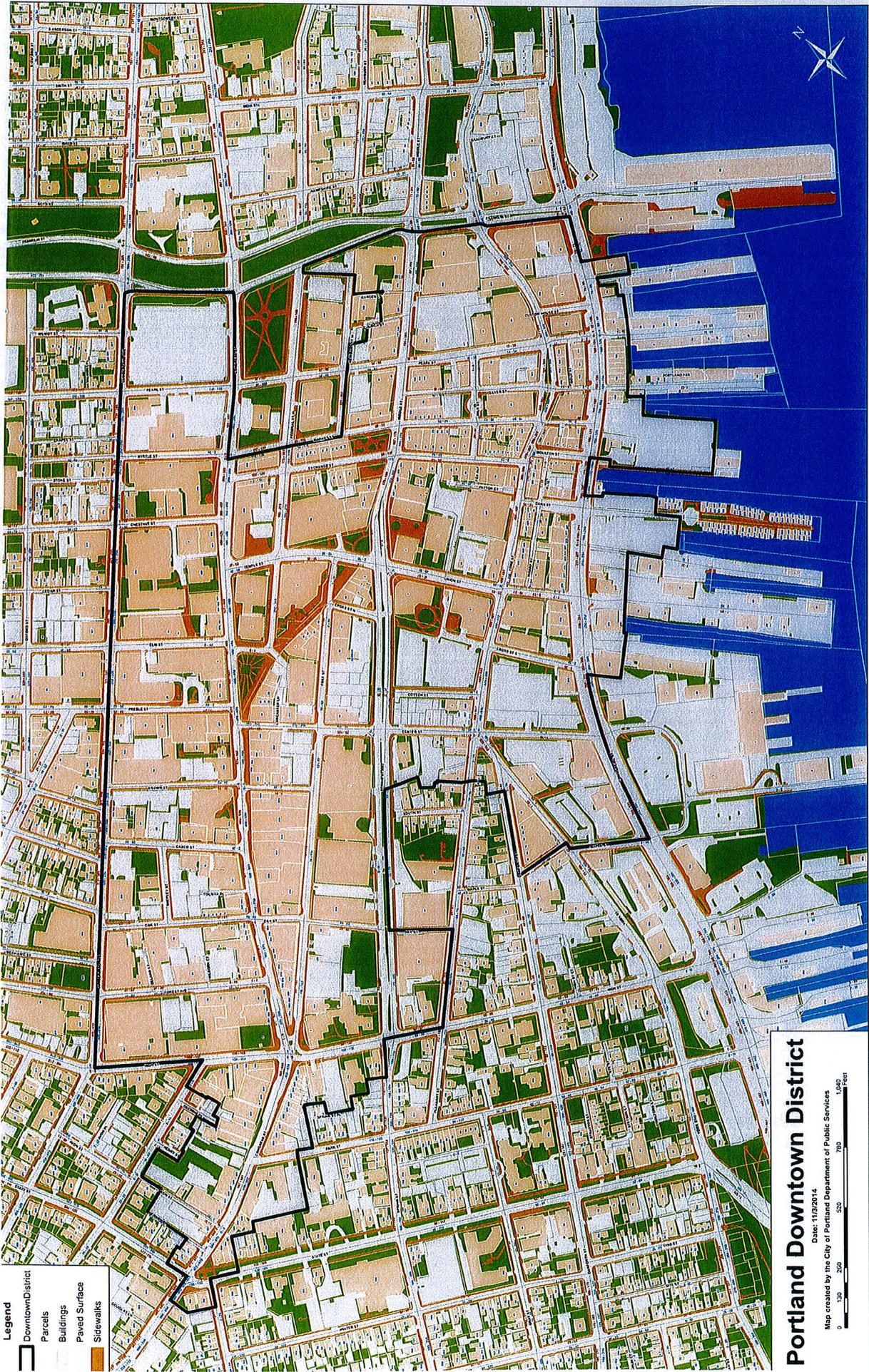
Here's an historical look at the change in the DID tax assessment compared to the change in the supplemental services contract since FY2012:



Another important element for an organization is maintaining a rainy day fund. In addition to being mandated by the organization's founding documents, a rainy day/contingency fund allows the organization to continue to deliver programs and services to its constituents in the event of an economic downturn, or for other unexpected situations. The proposed FY budget will enable the organization to create a healthy rainy day fund, which will ensure organizational sustainability and continued fiscal responsibility.

As downtown grows and changes, adding residents, expanding businesses and new construction, so too, does the organization have to grow to meet the demands of an evolving city. Rather than set an arbitrary mil rate, the board approached the budget from the perspective of returning the greatest ROI to the property owners. By focusing on improving programs that produce measurable and positive outcomes, such as the cadet program, beautification, and graffiti removal, the organization will be better able to serve a broad range of constituents. As well, retaining qualified staff, who can support the organization's mission, programs, and events is essential.

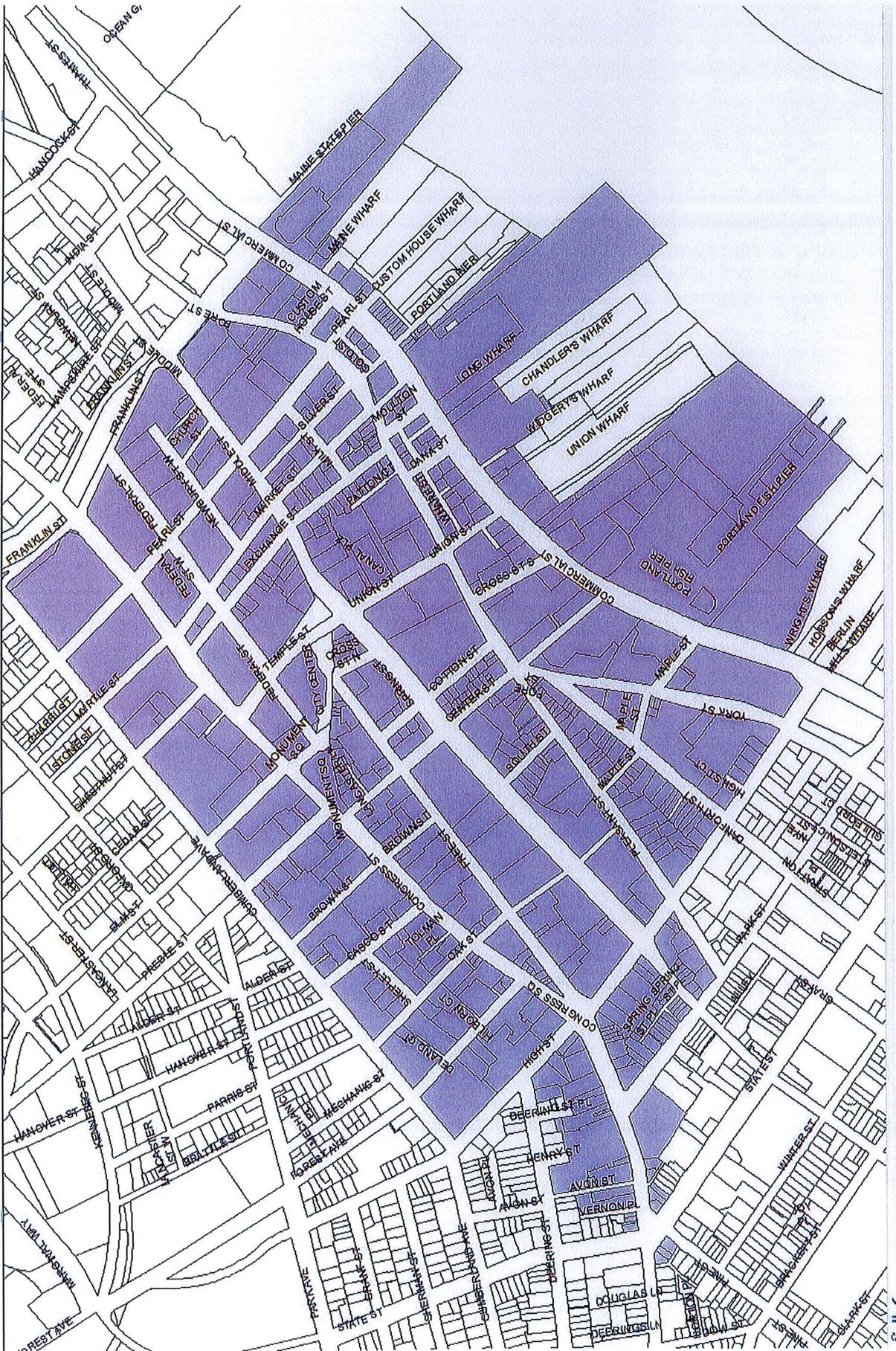
The benefit of a BID is that the supplemental tax revenue collected is returned directly to the downtown, and its spending is prioritized by a board of directors whose majority stake are the property owners themselves, along with a wide range of constituents – from retail, to nonprofit, residential, hotel and finance. The power of this collective decision to pool tax dollars to leverage for direct spending is a model used all over the United States, and the world, to transform cities toward ever greater economic strength and vitality.



- Legend**
- Downtown District
 - Parcels
 - Buildings
 - Paved Surface
 - Sidewalks

Portland Downtown District

Date: 11/02/2014
 Map created by the City of Portland Department of Public Services
 1,000
 750
 500
 250
 0
 Feet



IAS Parcel	LAND USE TYPE	STREET NO	LOCATION	OWNER	OWNER CONT	MAILING ADDRESS	CITY	STATE	ZIP	VAL09
021 A012001	Exempt Governmental	214	CUMBERLAND AVE	PORTLAND CITY OF		389 CONGRESS ST	PORTLAND	ME	04101	-00
027 A016001	Parking lots	465	CONGRESS ST	5 MONUMENT SQUARE LLC		PO BOX 4894	PORTLAND	ME	04112	217,080
027 B008001	Exempt Governmental	0	ELM ST	CITY OF PORTLAND		389 CONGRESS ST	PORTLAND	ME	04101	-00
028 A001001	Exempt Governmental	380	CONGRESS ST	CITY OF PORTLAND		389 CONGRESS ST	PORTLAND	ME	04101	-00
028 B001001	Land Bank	350	CONGRESS ST	CITY OF PORTLAND		389 CONGRESS ST	PORTLAND	ME	04101	-00
028 E001001	Exempt Governmental	168	FEDERAL ST	UNITED STATES			PORTLAND	ME	04101	-00
028 F001001	Exempt Governmental	142	FEDERAL ST	CUMBERLAND COUNTY OF		142 FEDERAL ST	PORTLAND	ME	04101	-00
028 L002001	Exempt Governmental	0	NEWBURY ST	CUMBERLAND COUNTY INHABITANTS	OF	142 FEDERAL ST	PORTLAND	ME	04101	-00
028 M001001	Exempt Governmental	192	NEWBURY ST	CUMBERLAND COUNTY OF		142 FEDERAL ST	PORTLAND	ME	04101	-00
029 E019001	Exempt Governmental	0	FRANKLIN ST	CITY OF PORTLAND		389 CONGRESS ST	PORTLAND	ME	04101	-00
030 D003001	Office	70	COMMERCIAL ST	FLATBREAD WHARF LLC		4 HIGH ST STE 5	HAMPTON	NH	03842	1,857,800
030 H011001	Parking lots	9	PORTLAND PIER	CARROLL BLOCK LLC		PO BOX 7626	PORTLAND	ME	04112	26,880
030 H018001	Retail	11	PORTLAND PIER	MORAN CYNTHIA J &	COLLEEN WILLIAMS JTS	217 STEVENS AVE	PORTLAND	ME	04102	358,280
031 J030001	Retail	184	COMMERCIAL ST	GEF LLC		PO BOX 2808	SOUTH PORTLAND	ME	04116	1,340,370
032 L001001	Exempt Governmental	234	FEDERAL ST W	CITY OF PORTLAND		389 CONGRESS ST	PORTLAND	ME	04101	-00
032 P005001	Exempt Governmental	0	SPRING ST ARTERIAL	CITY OF PORTLAND		389 CONGRESS ST	PORTLAND	ME	04101	-00
037 A009001	Twenty One plus Family	104	OAK ST	PARK STREET PROPERTY LLC		51 BELFIELD RD	CAPE ELIZABETH	ME	04107	1,346,600
037 A011001	Office	92	OAK ST	NORTHEAST REALTY INC		10 DANA ST STE 400	PORTLAND	ME	04101	367,000
037 E006001	Exempt Benevolent and Charitable	173	HIGH ST	MMC REALTY CORP		22 BRAMHALL ST	PORTLAND	ME	04102	-00
037 E006002	Exempt Benevolent and Charitable	173	HIGH ST	MMC REALTY CORP		22 BRAMHALL ST	PORTLAND	ME	04102	-00
037 E006003	Exempt Benevolent and Charitable	173	HIGH ST	MMC REALTY CORP		22 BRAMHALL ST	PORTLAND	ME	04101	-00
037 E006004	Commercial Condos	173	HIGH ST	LUDWIG ROBERT C		14 INDIAN WOODS RD	SCARBOROUGH	ME	04074	992,600
037 E006005	Commercial Condos	173	HIGH ST	CAPITAL AREA PROPERTIES LLC		99 BEAVER DR	LITCHFIELD	ME	04350	375,100
037 E006006	Exempt Religious	173	HIGH ST	CHESTNUT STREET UNITED	METHODIST CHURCH	185 HIGH ST	PORTLAND	ME	04101	-00
037 E006007	Exempt Benevolent and Charitable	173	HIGH ST	MAINE MEDICAL CENTER		22 BRAMHALL ST	PORTLAND	ME	04102	-00
037 E006008	Commercial Condos	173	HIGH ST	44 FOREST AVE LLC		20 HERON LN	CUMBERLAND FORESIDE	ME	04110	208,100
037 E006010	Residential Condo	173	HIGH ST	CML LLC		5 ADELBERT ST	SOUTH PORTLAND	ME	04106	9,900
037 E006011	Residential Condo	173	HIGH ST	CML LLC		5 ADELBERT ST	SOUTH PORTLAND	ME	04106	9,900
037 E006012	Residential Condo	173	HIGH ST	CML LLC		5 ADELBERT ST	SOUTH PORTLAND	ME	04106	9,900
037 E006013	Residential Condo	173	HIGH ST	CML LLC		5 ADELBERT ST	SOUTH PORTLAND	ME	04106	9,900
037 E006014	Residential Condo	173	HIGH ST	CML LLC		5 ADELBERT ST	SOUTH PORTLAND	ME	04106	9,900

037 E006015	Residential Condo	173 HIGH ST	CML LLC		5 ADELBERT ST	SOUTH PORTLAND	ME	04106	9,900
037 E006016	Residential Condo	173 HIGH ST	CML LLC		5 ADELBERT ST	SOUTH PORTLAND	ME	04106	9,900
037 E006017	Residential Condo	173 HIGH ST	CML LLC		5 ADELBERT ST	SOUTH PORTLAND	ME	04106	9,900
037 E006018	Residential Condo	173 HIGH ST	CML LLC		5 ADELBERT ST	SOUTH PORTLAND	ME	04106	9,900
037 E006019	Residential Condo	173 HIGH ST	CML LLC		5 ADELBERT ST	SOUTH PORTLAND	ME	04106	9,900
037 E006020	Exempt Benevolent and Charitable	173 HIGH ST	MAINE MEDICAL CENTER		22 BRAMHALL ST	PORTLAND	ME	04102	-00
037 E006021	Exempt Benevolent and Charitable	173 HIGH ST	MAINE MEDICAL CENTER		22 BRAMHALL ST	PORTLAND	ME	04102	-00
037 E006022	Exempt Benevolent and Charitable	173 HIGH ST	MAINE MEDICAL CENTER		22 BRAMHALL ST	PORTLAND	ME	04102	-00
037 E006023	Exempt Benevolent and Charitable	173 HIGH ST	MAINE MEDICAL CENTER		22 BRAMHALL ST	PORTLAND	ME	04102	-00
037 E006024	Exempt Benevolent and Charitable	173 HIGH ST	MAINE MEDICAL CENTER		22 BRAMHALL ST	PORTLAND	ME	04102	-00
037 E006025	Residential Condo	173 HIGH ST	CAPITAL AREA PROPERTIES LLC		99 BEAVER DR	LITCHFIELD	ME	04350	9,900
037 E006026	Residential Condo	173 HIGH ST	CAPITAL AREA PROPERTIES LLC		99 BEAVER DR	LITCHFIELD	ME	04350	9,900
037 E006027	Residential Condo	173 HIGH ST	LUDWIG ROBERT C &	GAIL T LUDWIG JTS	14 INDIAN WOODS RD	SCARBOROUGH	ME	04074	9,900
037 E006028	Residential Condo	173 HIGH ST	LUDWIG ROBERT C &	GAIL T LUDWIG JTS	14 INDIAN WOODS RD	SCARBOROUGH	ME	04074	9,900
037 E006029	Residential Condo	173 HIGH ST	LUDWIG ROBERT C &	GAIL T LUDWIG JTS	14 INDIAN WOODS RD	SCARBOROUGH	ME	04074	9,900
037 E006030	Residential Condo	173 HIGH ST	LUDWIG ROBERT C &	GAIL T LUDWIG JTS	14 INDIAN WOODS RD	SCARBOROUGH	ME	04074	9,900
037 E006031	Exempt Benevolent and Charitable	173 HIGH ST	MAINE MEDICAL CENTER		22 BRAMHALL ST	PORTLAND	ME	04102	-00
037 E006032	Exempt Benevolent and Charitable	173 HIGH ST	MAINE MEDICAL CENTER		22 BRAMHALL ST	PORTLAND	ME	04102	-00
037 E006033	Exempt Benevolent and Charitable	173 HIGH ST	MAINE MEDICAL CENTER		22 BRAMHALL ST	PORTLAND	ME	04102	-00
037 E006034	Exempt Benevolent and Charitable	173 HIGH ST	MAINE MEDICAL CENTER		22 BRAMHALL ST	PORTLAND	ME	04102	-00
037 E006035	Exempt Benevolent and Charitable	173 HIGH ST	MAINE MEDICAL CENTER		22 BRAMHALL ST	PORTLAND	ME	04102	-00
037 E006036	Residential Condo	173 HIGH ST	LUDWIG ROBERT C		14 INDIAN WOODS RD	SCARBOROUGH	ME	04074	9,900
037 E006037	Residential Condo	173 HIGH ST	LUDWIG ROBERT C		14 INDIAN WOODS RD	SCARBOROUGH	ME	04074	9,900
037 E006038	Exempt Benevolent and Charitable	173 HIGH ST	MAINE MEDICAL CENTER		22 BRAMHALL ST	PORTLAND	ME	04102	-00
037 E006039	Exempt Benevolent and Charitable	173 HIGH ST	MAINE MEDICAL CENTER		22 BRAMHALL ST	PORTLAND	ME	04102	-00
037 E006040	Exempt Benevolent and Charitable	173 HIGH ST	MAINE MEDICAL CENTER		22 BRAMHALL ST	PORTLAND	ME	04102	-00
037 E006041	Residential Condo	173 HIGH ST	LUDWIG ROBERT C &	GAIL T LUDWIG JTS	14 INDIAN WOODS RD	SCARBOROUGH	ME	04074	9,900
037 E006042	Residential Condo	173 HIGH ST	LUDWIG ROBERT C &	GAIL T LUDWIG JTS	14 INDIAN WOODS RD	SCARBOROUGH	ME	04074	9,900
037 I007001									
038 E010001	Commercial Condos	17 SOUTH ST	LEVINE ROBERT A &	VILEAN A TAGGERSELL JTS	395 SPRING ST	PORTLAND	ME	04102	144,200
038 E010002	Commercial Condos	17 SOUTH ST	SOUTH STREET PARTNERS 2 LLC		17 SOUTH ST	PORTLAND	ME	04101	144,200
038 E010003	Commercial Condos	17 SOUTH ST	PRESTIGE WORLD-WIDE	PARTNERS LLC	17 SOUTH ST 3RD FLOOR	PORTLAND	ME	04101	233,800
038 E024001	Multi Use Commercial	21 PLEASANT ST	ANADILYA PROPERTIES LLC		470 FOREST AVE STE 203	PORTLAND	ME	04101	431,300
038 E025001	Three Family	11 SOUTH ST	AMORY JONATHAN &	JOSHUA B BRODER	56 SPRUCE ST # 2	PORTLAND	ME	04102	357,800
038 E026001	Two Family	9 SOUTH ST	HANSON ANJA-BRITT &	DEREK S PIERCE JTS	9 SOUTH ST	PORTLAND	ME	04101	316,600
038 E027001	Multi Use Commercial	5 SOUTH ST	FIVE SOUTH STREET LLC		5 SOUTH ST	PORTLAND	ME	04101	289,400
038 E029001	Multi Use Commercial	19 SOUTH ST	DEVELOPMENT LLC		PO BOX 491	PORTLAND	ME	04112	724,200
039 A006001	Parking lots	143 PARK ST	614 CONGRESS STREET LLC		657 CONGRESS ST FIRST FLOOR	PORTLAND	ME	04101	78,860
039 A007001	Parking lots	612 CONGRESS ST	RICE GEOFFREY I		658 CONGRESS ST 1ST FLOOR	PORTLAND	ME	04101	46,390

039 A011001	Parking lots	141 PARK ST	WAYNE ENTERPRISES LLC		17 SOUTH ST 3RD FLOOR	PORTLAND	ME	04101	139,040
039 A014001	Residential Condo	139 PARK ST	LOSCHIAVO CHARLES G &	DIANE C LOSCHIAVO JTS	587 FAWNVIEW CIR	BLUE BELL	PA	19422	197,900
039 A014002	Residential Condo	137 PARK ST	WOODALL DUDLEY H &	ALYCE WOODALL JTS	137 PARK ST	PORTLAND	ME	04101	179,100
039 A014003	Residential Condo	135 PARK ST	FOSTER KAREN E		135 PARK ST # 3	PORTLAND	ME	04101	315,000
039 A014004	Residential Condo	139 PARK ST	LAGUNEZ ANA REBECCA		139 PARK ST # 4	PORTLAND	ME	04101	265,800
039 A014005	Residential Condo	137 PARK ST	WRIGHT JOHN &	CAROLYN WRIGHT JTS	85 CONCORD RD	WESTFORD	MA	01886	284,600
039 A014006	Residential Condo	135 PARK ST	GORDON E KENT		135 PARK ST	PORTLAND	ME	04101	284,600
039 A015001	Two Family	23 SPRING ST PL	HEALEY MEREDITH &	MARK HEALEY JTS	140 OAKHURST RD	CAPE ELIZABETH	ME	04107	277,200
039 A021001	Eleven to Twenty Family	129 PARK ST	EAST END REALTY LLC		111 COMMERCIAL ST STE 203	PORTLAND	ME	04101	679,400
039 A023001	Parking lots	125 PARK ST	CUMBERLAND CLUB		116 HIGH ST	PORTLAND	ME	04102	55,280
039 A025001	Parking lots	123 PARK ST	CUMBERLAND CLUB		116 HIGH ST	PORTLAND	ME	04102	63,050
039 A026001	Single family	1 SPRING ST PL	CUMBERLAND CLUB		116 HIGH ST	PORTLAND	ME	04101	212,400
039 A028001	Bed and Breakfast	135 SPRING ST	MARCUM HOSPITALITY LLC		135 SPRING ST	PORTLAND	ME	04101	593,000
039 A029001	Multi Use Commercial	133 SPRING ST	STADLER CECILE		109 HOLLAND DR	PHIPPSBURG	ME	04562	366,700
039 A030001	Multi Use Commercial	131 SPRING ST	TREE SCHOOL LLC		143 HOOLAPA ST	KIHEI	HI	96753	305,200
039 A031001	Multi Use Commercial	129 SPRING ST	129 SPRING STREET LLC		125 MAIN AVE	EAST KINGSTON	NH	03827	352,500
039 A032001	Parking lots	127 SPRING ST	CUMBERLAND CLUB		116 HIGH ST	PORTLAND	ME	04101	167,120
039 A039001	Single family	25 SPRING ST PL	FREUND RICHARD J &	STEPHANIE J FREUND JTS	23 SPRING ST PL	PORTLAND	ME	04101	279,000
039 D001001	Single family	130 SPRING ST	SCHINDLER SARAH B		130 SPRING ST	PORTLAND	ME	04101	249,900
039 D002001	Five to Ten Family	126 SPRING ST	QUIRK JOHN D		4 SCHOONER RD	SCARBOROUGH	ME	04074	309,600
039 D003001	Exempt Benevolent and Charitable	124 SPRING ST	SHALOM HOUSE		PO BOX 560	PORTLAND	ME	04112	-00
039 D004001	Two Family	122 SPRING ST	122 SPRING STREET LLC		116 WINTER ST	PORTLAND	ME	04102	287,400
039 D005001	Exempt Governmental	98 HIGH ST	CITY OF PORTLAND		389 CONGRESS ST	PORTLAND	ME	04101	-00
039 D008001	Exempt Religious	141 PLEASANT ST	HELLENIC ORTHODOX COMMUNITY OF	PORTLAND & WESTBROOK	141 PLEASANT ST	PORTLAND	ME	04101	-00
039 D009001	Exempt Religious	133 PLEASANT ST	HELLENIC ORTHODOX COMMUNITY OF	PORTLAND & WESTBROOK	133 PLEASANT ST	PORTLAND	ME	04101	-00
039 D010001	Two Family	127 PLEASANT ST	HAMMEN MICHAEL C &	CLAIRE FOSTER- HAMMEN JTS	127 PLEASANT ST	PORTLAND	ME	04101	485,100
039 D013001	Multi Use Commercial	132 SPRING ST	THE SKINNY LLC		132 SPRING ST	PORTLAND	ME	04101	404,200
039 D014001	Five to Ten Family	90 HIGH ST	NINETY HIGH LP		106 GILMAN ST	PORTLAND	ME	04102	655,800
039 D016001	Three Family	120 SPRING ST	ANTICH JANET		120 SPRING ST	PORTLAND	ME	04101	289,800
039 F001001	Parking lots	40 SPRING ST ARTERIAL	LAFAYETTE PORTLAND LLC		155 LITTLEFIELD AVE	BANGOR	ME	04401	2,648,700
039 F013001	Warehouse and Storage	59 PLEASANT ST	BAKERY LIMITED LIABILITY CO		61 PLEASANT ST	PORTLAND	ME	04101	952,600
039 F017001	Two Family	22 SOUTH ST	LOMBARDI BRIAN D		22 SOUTH ST	PORTLAND	ME	04101	260,800
039 F018001	Two Family	20 SOUTH ST	SCHMIDT REMINGTON O		PO BOX 6 DTS	PORTLAND	ME	04112	264,700
039 F019001	Two Family	16 SOUTH ST	LEWIS CLARENCE MICHAEL &	MARY L HART JTS	18 SOUTH ST	PORTLAND	ME	04101	215,100
039 F020001	Two Family	14 SOUTH ST	MCLAUGHLIN KATHERINE A TRUSTEE		14 SOUTH ST	PORTLAND	ME	04101	252,900
039 F021001	Parking lots	10 SOUTH ST	BROWN J B & SONS		PO BOX 207	PORTLAND	ME	04112	9,600
039 F022001	Residential Condo	37 PLEASANT ST	GOLDSTEIN AMY R		488 SHAKER RD	CONCORD	NH	03301	179,800
039 F022002	Residential Condo	37 PLEASANT ST	WEATHERFORD CLAUDINE &	TIMOTHY S WYANT TRUSTEES	130 CENTRAL AVE	PEAKS ISLAND	ME	04108	172,900
039 F022003	Residential Condo	37 PLEASANT ST	WATSON MICHAEL P &	SHARON S WATSON TRUSTEES	236 CUSHING RD	NEWMARKET	NH	03857	179,800
039 F022004	Residential Condo	37 PLEASANT ST	FOLEY RONALD G VN VET		37 PLEASANT ST # 4	PORTLAND	ME	04101	153,860

039	F022005	Residential Condo	37 PLEASANT ST	COMEAU PETER W &	LINDA J KELLY JTS	103 WEBSTER ST	WHITMAN	MA	02382	194,000
039	F022006	Residential Condo	37 PLEASANT ST	HAAS JOHN E &	JILL E HAAS JTS	37 PLEASANT ST # 6	PORTLAND	ME	04101	187,100
039	F023001	Commercial Condos	35 PLEASANT ST	35 PLEASANT ST LLC		35 PLEASANT ST # 1	PORTLAND	ME	04101	167,800
039	F023002	Residential Condo	35 PLEASANT ST	REITER LAUREN J &	NEIL A REITER JTS	35 PLEASANT ST # 2	PORTLAND	ME	04101	302,500
039	F025001	Land Bank	24 SOUTH ST	CITY OF PORTLAND		389 CONGRESS ST	PORTLAND	ME	04101	-00
039	F026001	Vacant Land	22 SOUTH ST	LOMBARDI DEBRA &	BRIAN LOMBARDI JTS	22 SOUTH ST	PORTLAND	ME	04101	27,000
040	A001001	Exempt Benevolent and Charitable	71 HIGH ST	GOODWILL DEVELOPMENT	CORPORATION THE MARY	353 CUMBERLAND AVE	PORTLAND	ME	04101	-00
040	A002001	Four Family	98 PLEASANT ST	COSTIN MICHAEL N &	ELIZABETH BROWNE	98 PLEASANT ST APT 2	PORTLAND	ME	04101	391,100
040	A003001	Two Family	92 PLEASANT ST	CROTEAU COLLEEN O &	NATHAN CROTEAU JTS	92 PLEASANT ST	PORTLAND	ME	04101	317,800
040	A004001	Five to Ten Family	88 PLEASANT ST	C M SCRIBNER LIMITED	LIABILITY COMPANY	33 KENWOOD ST	PORTLAND	ME	04102	594,400
040	A005001	Parking lots	76 PLEASANT ST	LAFAYETTE PORTLAND LLC		155 LITTLEFIELD AVE	BANGOR	ME	04401	219,690
040	A008001	Parking lots	74 PLEASANT ST	BROWN J B & SONS		PO BOX 207	PORTLAND	ME	04112	42,700
040	A009001	Four Family	68 PLEASANT ST	SCHWARTZ DONNA L		85 CLINTON ST	PORTLAND	ME	04103	386,900
040	A010001	Exempt Benevolent and Charitable	54 MAPLE ST	INGRAHAM		237 OXFORD ST	PORTLAND	ME	04104	-00
040	A011001	Single family	67 HIGH ST	FISHER ALEXANDER DYLAN		67 HIGH ST	PORTLAND	ME	04101	363,700
040	A013001	Twenty One plus Family	53 DANFORTH ST	53 DANFORTH STREET LP		482 CONGRESS ST STE 203	PORTLAND	ME	04101	2,711,900
040	A014001	Single family	52 MAPLE ST	ADLER BRENT		PO BOX 15372	PORTLAND	ME	04112	227,100
040	A015001	Five to Ten Family	65 HIGH ST	BRICKLIGHT PROPERTIES LLC		111 COMMERCIAL ST STE 203	PORTLAND	ME	04101	505,500
040	A016001	Twenty One plus Family	81 DANFORTH ST	DANFORTH ON HIGH LP		261 GORHAM RD	SOUTH PORTLAND	ME	04106	2,013,200
040	A017001	Five to Ten Family	77 DANFORTH ST	EAST DANFORTH LLC		104 GRANT ST	PORTLAND	ME	04102	454,100
040	A018001	Five to Ten Family	75 DANFORTH ST	EAST DANFORTH LLC		104 GRANT ST	PORTLAND	ME	04102	322,100
040	A019001	Five to Ten Family	71 DANFORTH ST	EAST DANFORTH LLC		104 GRANT ST	PORTLAND	ME	04102	427,800
040	A022001	Five to Ten Family	67 DANFORTH ST	EAST DANFORTH LLC		104 GRANT ST	PORTLAND	ME	04102	311,300
040	A024001	Five to Ten Family	63 DANFORTH ST	EAST DANFORTH LLC		104 GRANT ST	PORTLAND	ME	04102	289,500
040	A027001	Single family	50 MAPLE ST	ST PIERRE TRACY M &	MARGARET A BROUCEK JTS	50 MAPLE ST	PORTLAND	ME	04101	227,100
040	A028001	Vacant Land	46 MAPLE ST	BROWN J B & SONS		PO BOX 207	PORTLAND	ME	04112	23,500
040	A030001	Eleven to Twenty Family	69 HIGH ST	BRICKLIGHT PROPERTIES LLC		111 COMMERCIAL ST STE 203	PORTLAND	ME	04101	467,100
040	B001001	Parking lots	55 MAPLE ST	BAKERY LILIMITED LIABILITY CO		61 PLEASANT ST	PORTLAND	ME	04101	67,750
040	B002001	Parking lots	58 PLEASANT ST	BROWN J B & SONS		PO BOX 207	PORTLAND	ME	04112	45,150
040	B003001	Three Family	54 PLEASANT ST	COSTIN MICHAEL N &	MARY ELIZABETH BROWNE JTS	98 PLEASANT ST # 2	PORTLAND	ME	04101	348,400
040	B004001	Multi Use Commercial	44 PLEASANT ST	STEINBERG HENRY L		13 HUNTS POINT RD	CAPE ELIZABETH	ME	04107	820,400
040	B006001	Single family	40 PLEASANT ST	RUSSO J RICHARD &	BARBARA RUSSO JTS	40 PLEASANT ST	PORTLAND	ME	04101	493,300
040	B007001	Multi Use Commercial	23 DANFORTH ST	SCHWARTZ DONNA L		85 CLINTON ST	PORTLAND	ME	04103	338,500
040	B008001	Office	32 PLEASANT ST	32 PLEASANT STREET LLC		32 PLEASANT ST	PORTLAND	ME	04101	247,400
040	B009001	Commercial Condos	30 PLEASANT ST	30 PLEASANT STREET LLC		32 PLEASANT ST	PORTLAND	ME	04112	142,000
040	B009002	Residential Condo	30 PLEASANT ST	HANSON JUNE ANDREA		PO BOX 206	BATH	ME	04530	139,600
040	B009003	Residential Condo	30 PLEASANT ST	HOULE RONALD J &	ANN M FOSTER JTS	2 MIDDLE ST	AMHERST	NH	03031	142,500
040	B010001	Two Family	20 PLEASANT ST	18 PLEASANT STREET ASSOCIATES		18 PLEASANT ST	PORTLAND	ME	04101	211,700
040	B012001	Office	18 PLEASANT ST	18 PLEASANT ST ASSOC		18 PLEASANT ST	PORTLAND	ME	04101	190,400
040	B018001	Vacant Land	51 MAPLE ST	BROUCEK MARGARET A &	TRACY M ST PIERRE	50 MAPLE ST	PORTLAND	ME	04101	8,100

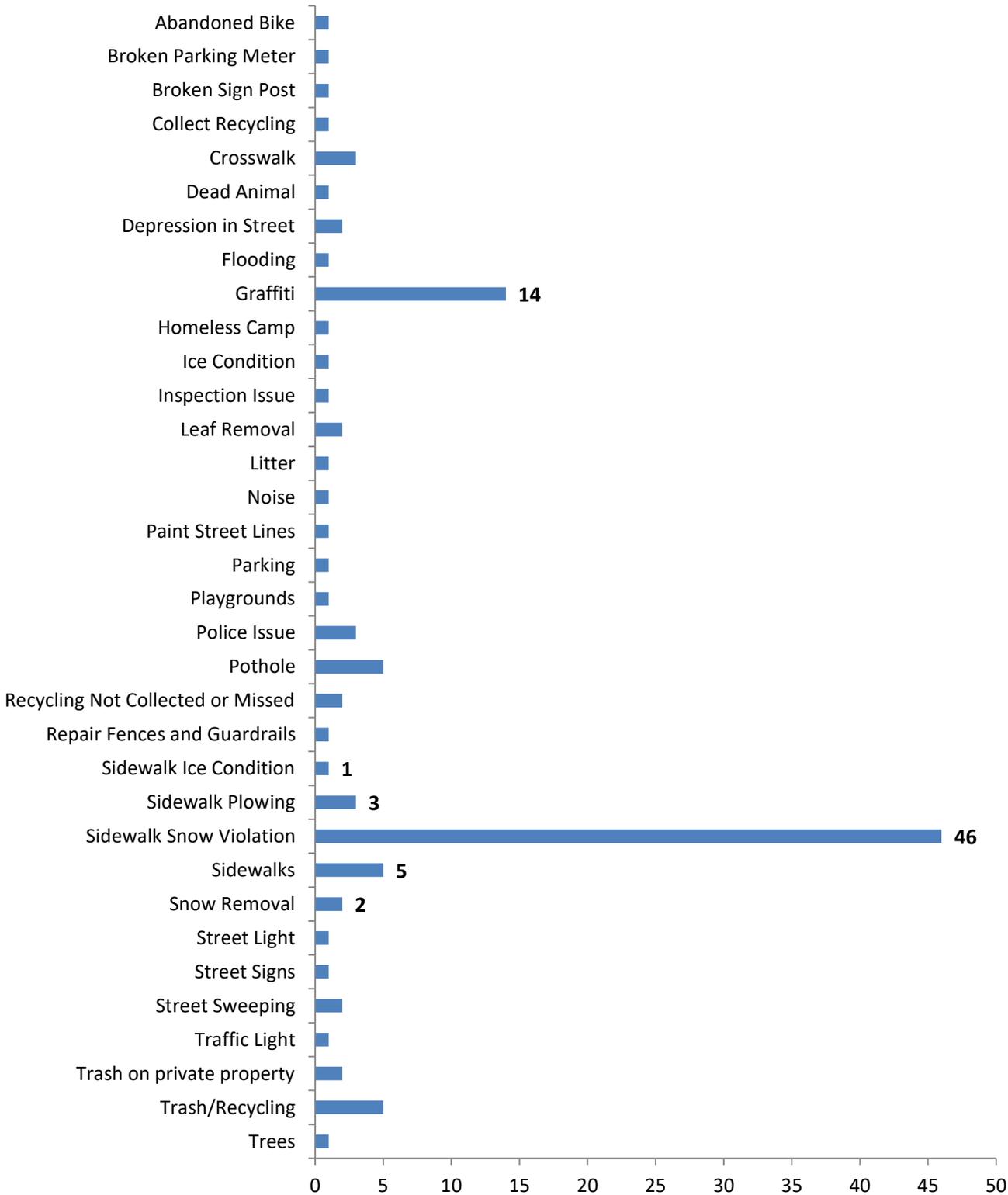
040 B020001	Retail	35 DANFORTH ST	TOBEY LINDA W	37 DANFORTH ST	PORTLAND	ME	04101	371,000
040 B021001	Three Family	33 DANFORTH ST	FOX STEPHEN H	33 DANFORTH ST	PORTLAND	ME	04101	208,500
040 B022001	Vacant Land	29 DANFORTH ST	SCHAIR-CARDONA ERICA & IVAN DARIO CARDONA JTS	PO BOX 7235	PORTLAND	ME	04112	119,900
040 B023001	Parking lots	13 DANFORTH ST	WRIGHT-RYAN REAL ESTATE LLC	10 DANFORTH ST	PORTLAND	ME	04101	102,950
040 B032001	Retail	45 DANFORTH ST	CIGRI & DENG PROPERTIES LLC	45 DANFORTH ST	PORTLAND	ME	04101	305,700
040 B033001	Residential Condo	56 PLEASANT ST	SPRAGUE ERIC T	56 PLEASANT ST # 1	PORTLAND	ME	04101	167,800
040 B033002	Residential Condo	56 PLEASANT ST	BARTHELMAN TIMOTHY S	19 TORREY HILL RANGE RD	FREEPORT	ME	04032	152,700
040 B033003	Residential Condo	56 PLEASANT ST	RUNNING SALLY	56 PLEASANT ST # 3	PORTLAND	ME	04101	156,700
040 C001001	Eleven to Twenty Family	51 HIGH ST	GILLIS PETER J	2 ELMWOOD RD	CAPE ELIZABETH	ME	04107	751,100
040 C002001	Five to Ten Family	78 DANFORTH ST	WEST COMPANY	6 E 43RD ST 26 FL	NEW YORK	NY	10017	412,800
040 C005001	Twenty One plus Family	101 YORK ST	101 YORK STREET LLC	PO BOX 207	PORTLAND	ME	04112	5,321,900
040 C009001	Manufacturing	50 DANFORTH ST	BROWN J B & SONS	PO BOX 207	PORTLAND	ME	04112	908,200
040 C014001	Four Family	41 HIGH ST	SACRE LINDA & DARRIN SACRE JTS	90 FLORENCE ST	SOUTH PORTLAND	ME	04106	332,600
040 C015001	Residential Condo	37 HIGH ST	CORRALES ANNAMARIE & FERNANDO CORRALES MUNOZ JTS	37 HIGH ST # 1	PORTLAND	ME	04101	135,500
040 C015002	Residential Condo	37 HIGH ST	SOLSTICE INVESTMENTS LLC	1321 SEI AVE	DEERFIELD BEACH	FL	33441	108,400
040 C015003	Residential Condo	37 HIGH ST	BAILLARGEON CHARLES C	395 FALMOUTH RD	WINDHAM	ME	04062	264,300
040 C015004	Residential Condo	37 HIGH ST	SOLSTICS INVESTMENTS LLC	1321 SEI AVE	DEERFIELD BEACH	FL	33441	125,100
040 C016001	Two Family	31 HIGH ST	BERNOTAVICZ JARAD	PMB 184 PO BOX 223300	PRINCEVILLE	HI	96722	277,600
040 C021001	Two Family	27 HIGH ST	BROWN J B & SONS	PO BOX 207	PORTLAND	ME	04112	332,200
040 C026001	Wholesale	75 YORK ST	75 YORK STREET LLC	75 YORK ST	PORTLAND	ME	04101	669,000
040 C030001	Retail	53 YORK ST	CASTINE 53 LLC	152 COMMERCIAL ST	SUNNYVALE	CA	94086	926,800
041 A001001	Exempt Governmental	1 PORTLAND FISH PIER	CITY OF PORTLAND	389 CONGRESS ST	PORTLAND	ME	04101	-00
041 A001002	Office	1 PORTLAND FISH PIER	VESSELL SERVICES INC	PORTLAND FISH PIER	PORTLAND	ME	04101	345,840
041 A016001	Office	252 COMMERCIAL ST	WATERFRONT MAINE	14 MAINE ST	BRUNSWICK	ME	04011	15,187,300
042 A001001	Retail	383 COMMERCIAL ST	MILLIKEN SMITH BLOCK LLC	383 COMMERCIAL ST	PORTLAND	ME	04101	2,336,860
042 A007001	Exempt Literary and Scientific	54 YORK ST	RUFUS DEERING COMPANY	383 COMMERCIAL ST	PORTLAND	ME	04101	-00
042 C001110	Exempt Benevolent and Charitable	344 COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	-00
042 C001120	Exempt Benevolent and Charitable	344 COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	-00
042 C001130	Commercial Condos	344 COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	85,380
042 C00114A	Commercial Condos	344 COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	59,880
042 C00114B	Commercial Condos	344 COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	30,880
042 C00114C	Commercial Condos	344 COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	14,630
042 C00114D	Commercial Condos	344 COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	14,500
042 C001150	Commercial Condos	344 COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	56,880
042 C001160	Commercial Condos	344 COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	13,750
042 C001170	Commercial Condos	344 COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	13,630
042 C00118A	Commercial Condos	344 COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	21,630
042 C00118B	Commercial Condos	344 COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350 COMMERCIAL ST	PORTLAND	ME	04101	21,630

042	C001190	Commercial Condos	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350	COMMERCIAL ST	PORTLAND	ME	04101	21,000
042	C001210	Exempt Benevolent and Charitable	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350	COMMERCIAL ST	PORTLAND	ME	04101	-00
042	C001310	Exempt Benevolent and Charitable	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350	COMMERCIAL ST	PORTLAND	ME	04101	-00
042	C001320	Exempt Benevolent and Charitable	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350	COMMERCIAL ST	PORTLAND	ME	04101	-00
042	C001330	Commercial Condos	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350	COMMERCIAL ST	PORTLAND	ME	04101	277,640
042	C001CCL	Exempt Benevolent and Charitable	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	350	COMMERCIAL ST	PORTLAND	ME	04101	-00
045	A033001	Five to Ten Family	177	STATE ST	RANS LLC	666-A	CONGRESS ST	PORTLAND	ME	04101	378,900
046	D008001	Single family	15	AVON ST	REDFERN LONGFELLOW LLC	PO BOX 8816		PORTLAND	ME	04104	245,300
444	A001001	Exempt Governmental	54	COMMERCIAL ST	CITY OF PORTLAND	389	CONGRESS ST	PORTLAND	ME	04101	-00
444	A005001	Exempt Governmental	46	COMMERCIAL ST	CITY OF PORTLAND	389	CONGRESS ST	PORTLAND	ME	04101	-00
444	A00500B	Commercial Condos	46	COMMERCIAL ST	CASCO BAY MHR LLC	PO BOX 7488		PORTLAND	ME	04112	2,782,100
65,958,570											

Fix It! Portland Requests: 2017

Within Downtown District Proposed Expansion

116 Requests for Service



Portland's Downtown District

5-Year Strategic Plan

June, 2015

Introduction

Portland's Downtown District was established in 1992 through an act of the Maine State Legislature under the "Maine Municipal Development Districts" statute. It was incorporated as a 501C(4) non-profit called the Downtown Improvement District, Inc. The initial overriding goal, as taken directly from the enabling legislation, was to "promote and enhance the image of downtown Portland, Maine, as a safe, clean, well-managed area in which to live, visit, shop and conduct business."

The legislation document goes on to describe many of the goal elements that PDD still performs today. More recently, these were incorporated into the mission statement established during the organization's previous strategic planning process:

Portland's Downtown District is in the business of maintaining a clean and safe downtown while building and promoting a vibrant business, residential and tourism destination.

While PDD's original goals have remained relatively constant over the preceding 23 years, Portland has evolved to become one of the leading cities in New England, and, arguably, the economic engine for Maine. The downtown in particular has built its reputation as an important visitor destination, and a popular place to live, play and work. Portland now receives national accolades for its successes, and regularly makes top ten lists for its scenic beauty, restaurants, active arts culture and quality of life.

PDD deserves at least some of the credit for the city's resurgence. Working mostly behind the scenes, Portland's Downtown District has been committed to maintaining a clean and safe environment for visitors, workers and residents. It has consistently produced popular city events, developed a successful website, distributed printed visitor brochures and maps, and worked hard with other partners to create value for its property owner constituents.

Current State – Spring 2015

Today, Portland is a city in major transition. Older infrastructure is requiring upgrades along with major capital projects that need prioritizing and funding. Transportation and parking pressures

must be addressed so that the city maintains its walkability, while vehicular access to, and through, the downtown is not adversely constricted. New housing is needed to satisfy demand in all economic groups from affordable to workforce to retirement. While development projects should be carefully considered and encouraged, zoning schemes must also be scrutinized so as not to limit appropriate private investments. Open space and historical complexities must be balanced against the city's growing economic needs. Social service capabilities require a new collaboration of all downtown organizations, along with funding to mitigate acute problems like homelessness and panhandling.

This is a long list of transitional growth issues! Yet, Portland's Downtown District's mission and original goals still remain relevant today. Our role in Portland's future success will require establishing priorities in the areas of Downtown Vitality and the Downtown Experience. And, the organization must fill a leadership void and become a stronger voice for the city.

In the fall of 2014, the Chamber of Commerce cast light on the current economic realities of Portland in its annual benchmark report. On the surface the city appears thriving, but as the Chamber has pointed out underneath the foundation is hardly solid. Income, housing costs, tax burden and other key metrics are underperforming when compared to similar sized peer cities in New England and across the country. These issues are of similar concern and importance to PDD.

Looking Forward

Portland's downtown has physically grown beyond the PDD borders which were established over two decades ago. Today it reaches into the surrounding downtown areas and pockets of real estate that were not included within the original footprint. An expansion of Portland's Downtown District is needed to allow the organization to provide more resources to these newer regions, incorporate the businesses into our marketing strategies, and more importantly to bring additional voices in support of the organization's goals.

The next 5 years will present significant challenges as well as opportunities, and is a crucial period for Portland's long term social and economic future. Clearly, there are conflicting views on where that future should take the city, and there is no overriding leadership coming from the public or private sectors. Often voices representing narrow interests are able to have a significant influence over local decisions, with more traditional organizations or business interests left out of the discussions. Even the normal

process of government is impacted with the 'legislation by referendum' phenomenon Portland is currently experiencing.

Though unintended, this lack of broad thoughtful leadership and consensus building has the potential for harming the positive economic advances and reverting Portland back to the difficult times that spawned the organization in the first place!

Portland's Downtown District has always supported a healthy mix of economic development, business and income growth, combined with maintaining the city's superior quality of life. PDD is in the unique position of speaking for the downtown's largest cross section of constituents - property owners, businesses, residents and employees. In the end the current situation and potential for the next five years, presents a clear opportunity, and responsibility, for Portland's Downtown District to help shape the dialog and influence the future of Portland.

Strategic Planning Process

Many paths can be taken to achieve a strategic plan. Ultimately, its purpose is to set goals and initiatives that are expected to be achieved over a reasonable timeline. It is not a business or operational plan, as these are more granular and short term, and generally adopted in support of the strategic plan. Clearly, a good strategic plan will not simply be an exercise conducted according to bylaw requirements, but a document that guides the organization forward.

The process was conducted over six months in expectation of adoption by June FY15, the end of the current year. Below is the timeline to achieve the final document:

1. 1st Draft was reviewed by all board members prior to the January 15th board meeting/morning retreat.
2. An electronic survey was sent to PDD constituent groups for strategic planning input.
3. The same survey mailed to PDD property owners.
4. Survey results were closed and tabulated by January 31st.
5. Board members offered additional input, changes and prioritization of items.
6. A 2nd draft was completed in March and reviewed by the board electronically.
7. Changes and refinements were made in April and May.
8. The final document will be approved at the June board meeting.

The Strategic Plan is organized into Four Key Initiatives. These are the broad, core categories that will define the focus of the

organization through 2020. Incorporated into the Key Initiatives are the specific goals to be achieved during this 5 year cycle.

Strategic Plan Key Initiatives

A. The Downtown Experience Initiatives

Portland is an old city with narrow streets, crooked sidewalks, historic buildings, public parks, a working waterfront, 4 seasons of weather, and a resulting charm that is not seen in a city of its size anywhere in America. Our core responsibility is to be the leaders for maintaining the downtown, and these Downtown Experience priorities incorporate our traditional “clean and safe” goals.

Property owners rightfully expect a certain level of baseline public services from the city of Portland paid for by property taxes. Our investment in a supplemental level of services is where PDD is able to make a major difference. To provide this, we contract with the city of Portland annually on a Supplemental Services Agreement.

Portland is generally a safe city but PDD must remain vigilant as perception for many is reality. This requires continuous work to create a comfortable experience for visitors, employees and residents. We manage safety concerns through a close working relationship with the police and fire departments, hired cadet patrols, human service agencies and city staff.

Top strategic priorities are:

1. Expanded police and cadet presence – to add more foot patrols and expand the hours and coverage in the downtown.
2. Create and hire a new position called Community Services Coordinator – with property management skills to monitor ‘the streets’ and work closely with city staff and property owners.
3. Improved street lighting – by addressing poor lighting in darker downtown zones. Consider ways to fund city lighting upgrades.

4. New signage and banners – to improve wayfinding and replace aging banners
5. Focused effort on homelessness and panhandling – Work with city staff and shelter agencies to find common ground in solving these problems. Research legislation to reduce panhandling
6. Increased landscaping and plantings – Consider ways to beautify the downtown such as an “adopt a planter” program and volunteer landscapers. Work closely with “Friends” groups to support park maintenance.
7. More resources for graffiti removal and education – Closely monitor Learning Works and consider additional removal vendors. Provide frequent information to property owners on latest removal techniques.
8. Additional public restrooms – identify sites for new public restroom facilities, or other alternative concepts. Seek funding sources.
9. Sidewalk brick and tree well repair – Inspect and log all sidewalk issues and create priorities for use of CIP funds. Replace trees and reconstruct tree wells, or brick in unused wells and remove old asphalt repairs.
10. Improved snow removal procedures – Refine rules for parking bans in the downtown and closely monitor removal following storms
11. Recycling and waste removal – In conjunction with the city, implement a recycling and food waste removal plan.
12. Management of supplemental services agreement – create a new working model for oversight. Monitor and track See, Click and Fix performance.

B. The Downtown Vitality Initiatives

Our ‘Downtown Vitality’ strategy will be contemporized through a stronger focus on marketing and online communications. Major downtown events like the Old Port Festival, Winterfest and Light Up Your Holidays present an

opportunity for partnerships to achieve even greater success, and to share some of the operational burdens.

Much of our vitality efforts will be directed toward the support of downtown businesses, especially those on the street level that struggle to compete with online companies and national competitors located in South Portland, Freeport and the other surrounding communities. Our new website will feature a comprehensive calendar of events and provide help to visitors with parking, transportation and other needs.

1. Develop and execute a long-term consumer marketing and communications plan – focus will be in support of downtown businesses, mainly retail, and expanding local and long-distance visitations on a year-round basis
2. Hire a Marketing and Communications Coordinator – to focus on executing a marketing plan, and managing the website, database, and internal and external communications.
3. Establish www.portlandmaine.com as the online hub for Portland – feature local events, business information and how to travel to downtown Portland. Create a plan to monetize elements of the site.
4. Maintain PDD events – Retain ‘ownership’ of the Old Port Festival, Winterfest, Light Up Your Holidays and seek partners and outside event management for support.
5. Event partnerships – provide our city knowledge and marketing capabilities to support other downtown events
6. Improve the Park and Shop Program – update this program to better serve the public, merchants and parking lot owners.
7. Complete a parking and transportation study – to inform city leaders and provide solutions
8. Research and monitor the health of downtown businesses – acquire information about retail sales and track performance

9. Maintain business database – continually update business information and communicate effectively to individual sector groups.
10. Seek sponsorships and grants – to provide funding for events and other marketing or maintenance initiatives
11. Support acquisition and recruitment of new businesses and residents – by participating with other organizations, and remaining engaged on all housing and zoning issues

C. The Advocacy Initiatives

Portland's Downtown District should take carefully considered positions on major issues that affect our constituents. Moreover, PDD is positioned to be in a leadership role with regard to all issues that impact the future of Portland. This responsibility requires an advocacy process that seeks input from the community, vetted through a committee of the board of directors.

1. Establish a formal advocacy policy – a committee should be formed to create the procedures for adopting positions. The executive director should speak publicly for the organization.
2. Create a process to solicit community input – utilize surveys and meetings to elicit feedback and support.
3. PDD Representation – to remain informed in all city decision-making, PDD should provide a member(s) to all city committees, task forces, and study groups. The executive director should be a member of other organization boards, such as the Chamber and CVB.
4. Consistent communication to constituents – PDD should frequently communicate its position to all constituent groups. It should seek supporters to attend council and committee meetings
5. Continuous board and committee recruitment – to maintain fresh perspectives and keep a 'pipeline' in place

D. The Growth Initiatives

Portland's downtown has grown significantly since PDD was established in 1992. However, the organization's footprint has not grown beyond its initial boundaries. A specific plan is needed to expand.

1. Add properties within the current footprint but not presently included in the assessment – for a variety of reasons a significant amount of property was excluded or has been redeveloped since the district was established.
2. Expand east of Franklin Street - to include the India Street Neighborhood and the waterfront area down to the current Portland Company property
3. Consider expansion to the Bayside Neighborhoods – to include some of downtown Portland's fastest growing areas
4. Consider expansion to include the total Downtown TIF – The newly enacted 'downtown TIF' includes nearly all of the commercial area in the central peninsula of Portland.
5. Consider acquisition of other 'like purpose' downtown organizations – there are a number of non-profits that have similar roles and are often inadequately funded and staffed. PDD could incorporate them under our umbrella.
6. Evaluate a two-tier assessment program – analyze the financial and operational issues with offering a different rate for residential and commercial properties

Summary

Portland's Downtown District is completing an organizational transition much like the city itself. By the end of June it will be launching a new website to better represent its high profile URL, portlandmaine.com. At the same time it will be changing its name to simply Portland Downtown, removing the 'district' label and broadening its focus to be more inclusive of all constituent sectors in the city.

This five year plan lays out an ambitious strategy for the 23 year old organization. While the plan does not establish many of the specific details or timelines to complete each goal or initiative, it

identifies the path toward positioning Portland Downtown as a leader in the future evolution of the city.

Some strategic goals are likely to be completed more quickly than others. And, while certain goals may be dropped, others will likely be added by future boards. This is a normal process in a dynamic organization. In fact, the strategic plan should be reviewed annually and a business plan created for each fiscal year cycle.

Finally, Portland Downtown will only be as strong as its volunteer board of directors and committees, supported by talented staff members. A continuous effort should be made to recruit and retain a team of influential people with a passion for Portland and a positive outlook for the future.

The following is a written description of the perimeter of Portland's Downtown District as of July 1, 2018:

Congress Street, both sides - State Street to High Street (including the lots fronting on the southwesterly corner of the intersection with State Street);

High Street, both sides - Congress Street to Deering Street;

High Street, northeasterly side - Deering Street to Cumberland Avenue;

Cumberland Avenue, southeasterly side - High Street to Franklin Arterial;

Franklin Arterial, southwesterly side - Cumberland Avenue to Commercial Street;

Commercial Street, both sides - Franklin Arterial to High Street (including Maine State Pier, Long Wharf, and Portland Fish Pier);

High Street, northeasterly side - Commercial Street to Pleasant Street;

Pleasant Street, northwesterly side - High Street to Park Street;

Park Street, northeasterly side - Pleasant Street to Congress Street.

The following is a written description of the perimeter of Portland's Downtown District as of July 1, 2018:

Congress Street, both sides - State Street to High Street (including the lots fronting on the southwesterly corner of the intersection with State Street);

High Street, both sides - Congress Street to Deering Street;

High Street, northeasterly side - Deering Street to Cumberland Avenue;

Cumberland Avenue, southeasterly side - High Street to Franklin Arterial;

Franklin Arterial, southwesterly side - Cumberland Avenue to Commercial Street;

Commercial Street, both sides - Franklin Arterial to High Street (excluding Portland Fish Pier)

High Street, northeasterly side - Commercial Street to Pleasant Street;

Pleasant Street, northwesterly side - High Street to Park Street;

Park Street, northeasterly side - Pleasant Street to Congress Street.

All as shown on a map dated 5/11/2018 entitled Portland Downtown District Boundary Map on file in the City of Portland Economic Development Office. Any inconsistencies between this description and the boundary map shall be controlled by the boundary map.



May 4, 2018

Warm greetings from Portland Downtown,

As a follow-up to our meeting at the Maine Historical Society on Tuesday, April 10th, we wanted to notify you of the following opportunities to attend or make public comment at upcoming public meetings, regarding the proposed expansion of Portland Downtown. If the expansion is approved by the City Council in June, your property will become a part of the Downtown Improvement District. What that means is that you will receive a supplemental tax bill, which goes directly towards programs and services that help to keep downtown clean, safe, and vibrant. The collective supplemental tax paid by downtown property owners is used to fund the programs and services that comprise the nonprofit organization's annual operating budget. All properties within the Portland Downtown footprint benefit from the programs and services offered by Portland Downtown, which has been serving downtown Portland for 25 years. Please visit portlandmaine.com for more information about our organization, our mission, and our dedicated volunteer Board of Directors.

You are encouraged to attend or make public comment at the May 15 and June 18 meetings as noted below. All meetings will take place at Portland City Hall.

City of Portland's Economic Development Committee Meeting

- Tuesday, May 15th at 5:30pm (Room 209)

City of Portland's City Council Meeting

- 1st reading of the proposed expansion agenda item: Monday, June 4th at 5:30pm (City Council Chambers, 2nd floor)
- 2nd reading, public hearing, and vote of the proposed expansion agenda item: Monday, June 18th at 5:30pm (City Council Chambers, 2nd floor)

As well, **Portland Downtown will be hosting an additional presentation and Q + A at our office, located at 549 Congress Street, on Monday, May 14th at 5:00pm.** We welcome you to come and hear about our organization and how we achieve our mission through our programs, services, and events. Please RSVP to casey@portlandmaine.com if you plan to attend. If you cannot attend, but have a question or comment, you can email correspondence to casey@portlandmaine.com.

On the reverse, please find the information included in the original letter, sent in March, inviting you to the meeting at Maine Historical Society (please note that this meeting has already occurred). Should you have any questions at any time, please feel free to contact me via phone or email: (207) 772-6828 x212 or casey@portlandmaine.com.

Casey T. Gilbert

Executive Director, Portland Downtown



April 25, 2018

Warm greetings from Portland Downtown,

As a follow-up to our meeting at the Maine Historical Society on Tuesday, April 10th, we wanted to notify you about several upcoming public meetings that will address the proposed expansion of Portland Downtown.

If the expansion is approved by the City Council in June, your property will become a part of the Downtown Improvement District. What this means is that you will pay a supplemental tax which will directly support our efforts to keep downtown clean, safe, and vibrant. The collective supplemental tax paid by downtown property owners is used to fund the programs and services that comprise our nonprofit organization's annual operating budget. For more information about Portland Downtown's mission, programs, services, and events, please visit portlandmaine.com.

You are encouraged to attend or make public comment at the May 1 and June 18 meetings as noted below. All meetings will take place at Portland City Hall.

City of Portland's Economic Development Committee Meeting

- Tuesday, May 1st at 5:30pm (Room 209)

City of Portland's City Council Meeting

- 1st reading of the proposed expansion agenda item: Monday, June 4th at 5:30pm (City Council Chambers, 2nd floor)
- 2nd reading, public hearing, and vote on the proposed expansion agenda item: Monday, June 18th at 5:30pm (City Council Chambers, 2nd floor)

On the reverse, please find the information included in the original letter, sent in March, inviting you to the meeting at Maine Historical Society (please note that this meeting has already occurred).

Should you have any questions at any time, please feel free to contact me via phone or email: (207) 772-6828 x212 or casey@portlandmaine.com.

Casey T. Gilbert

Casey Gilbert
Executive Director, Portland Downtown



March 15, 2018

Warm greetings from Portland Downtown,

Since 1992, **Portland Downtown** has been providing a wide-range of programs, services and events to our downtown property owners. Not only do our property owners benefit from our offerings, but so does the wider community. As a 501 c4 nonprofit, with a mission to make downtown **clean, safe & vibrant**, it is our duty to ensure that the impacts of our mission are experienced by those who live, work, and visit downtown. From our award-winning **Police Cadet Program** in partnership with the **Portland Police Department**, to our award-winning **Graffiti Busters Program** in partnership with **LearningWorks** and the **City of Portland**, we design our programs to reflect the needs of downtown and to be in-line with our mission. To keep downtown vibrant, we hang colorful banners year-round, plant flowering plants in flower pots, and have invested in more than 200 decorative forms that make up Pandora's amazing **Winter Lights** display, which illuminates the streets, parks, and buildings in downtown. The **Downtown Directory**, published in partnership with the **Portland Press Herald**, showcases our diverse mix of businesses – from restaurants and retail, to service and points-of interest. The directory is distributed far and wide and mailed all over the country to people interested in visiting our beautiful coastal city. However, our greatest impact is in the work of our **downtown public works crew**, who keep the streets and sidewalks clean and free of snow, so that people can explore downtown unencumbered. Our five-person downtown works crew keeps our parks looking beautiful, our sidewalks free of litter, and much of what they do happens while the rest of the city is asleep – so it seems to happen magically! **Portland Downtown** also produces many beloved community events throughout the year, including the **Tree Lighting in Monument Square**, **Downtown Worker Appreciation Day**, and **Old Port Festival**. We do all of this with four full-time administrative staff and an outstanding volunteer Board of Directors.

So, why share this with you today? As the city grows and develops, so too does the definition of downtown. While **Portland Downtown** currently provides beneficial programs and services to over 750 properties on the peninsula, there are many that we do not serve, as we are bound geographically as a Business Improvement District. Through the research of our Growth Ad-Hoc Committee, we have discovered that there are properties adjacent to our current footprint that would benefit from our programs and services and are primed for inclusion in **Portland Downtown**. Your property has been identified as part of a collective group that we would like to include in our upcoming fiscal year. What that means for you as a property owner is a supplemental tax that will be mailed separately from your property tax bill, with a millage rate that is 1/20th of the city's millage rate. In return, you receive the full benefit of Portland Downtown's programs, services, and advocacy.

We've arranged a gathering so that you can ask questions, meet current Board members and stakeholders, and get to know us a little better. On Tuesday, April 10th at 5:30pm at the Maine Historical Society, we'll have presentations, Q&A, and refreshments. We hope to see you there! **Please RSVP to Taffy Eaton at taffy@portlandmaine.com or 772-6828 x214.**

Casey Gilbert, Executive Director

Kim Volk, Chair, Board of Directors