

Order 129-19/20

Passage: 8-0 (Ali absent) on 2/3/2020

Effective 2/13/2020

KATE SNYDER (MAYOR)  
BELINDA S. RAY (1)  
SPENCER R. THIBODEAU (2)  
TAE Y. CHONG (3)  
JUSTIN COSTA (4)

**CITY OF PORTLAND**  
IN THE CITY COUNCIL

KIMBERLY COOK (5)  
JILL C. DUSON (A/L)  
PIOUS ALI (A/L)  
NICHOLAS M. MAVODONES, JR (A/L)

**ORDER APPROVING THE AGREEMENT  
BETWEEN PORTLAND AND SOUTH PORTLAND  
RE: ECONOMIC ASSESSMENT FOR THE  
PORTLAND HARBOR DREDGE PROJECT**

**ORDERED**, that the agreement between Portland and South Portland to share the cost of an economic assessment of the value of Portland Harbor Berthing and Vessel Support Services is hereby approved; and

**BE IT FURTHER ORDERED**, the City Manager or his or her designee is authorized to execute any and all documents necessary to carry out the intent of this order.

**AGREEMENT BETWEEN THE CITIES OF SOUTH PORTLAND AND  
PORTLAND**

**To Conduct an Economic Assessment on the Value of  
Portland Harbor Berthing and Vessel Support Resources**

THIS AGREEMENT is entered into this \_\_\_\_\_ day of January, 2020 between the CITY OF SOUTH PORTLAND, a Maine municipal corporation with a principal place of business at 25 Cottage Road, South Portland, Maine 04106 (hereinafter “South Portland”), and the CITY OF PORTLAND, a Maine municipal corporation with a principal place of business at 389 Congress Street, Portland, Maine 04101 (hereinafter “Portland”) (Portland and South Portland are collectively referred to as “the Cities”).

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**WHEREAS**, the Cities value access to Portland Harbor and the Fore River as a shared environmental, economic, recreational, and cultural resource;

**WHEREAS**, the Cities, the Portland Harbor Commission, and the State of Maine are cooperating in the planning, permitting, funding, and implementation of a comprehensive environmental cleanup and economic restoration project to dredge piers, marinas, and vessel support facilities in Portland Harbor (hereinafter the “Dredge Project”) on both sides of the Fore River;

**WHEREAS**, the volume of sediment planned for excavation and disposal is significant, with an estimated 136,305 cubic yards of materials to be removed from dredge sites on the South Portland side of the harbor and an estimated 108,372 cubic yards of materials to be removed from dredge sites on the Portland side of the harbor;

**WHEREAS**, State and federal permits to allow the Dredge Project to proceed have been drafted and will be filed on [date to be inserted] on behalf of the Portland Harbor Commission;

**WHEREAS**, State and federal permits have been drafted and will be filed on [date to be inserted] on behalf of the City of Portland for a dredged sediment disposal facility (the “CAD Cell”) to be located in the Fore River within the territorial boundaries of South Portland;

**WHEREAS**, federal grant funding will be required to accomplish the proposed Dredge Project and CAD Cell;

**WHEREAS**, federal grant funding regulations require the completion of an economic analysis of the value of relevant Portland Harbor resources and the value of the Dredge Project; and

**WHEREAS**, understanding the value of waterfront economic activity and the value of vessel access in Portland Harbor is in the best interests of the Cities and will have utility and application beyond the Dredge Project;

**NOW, THEREFORE**, the Cities agree to partner on procuring and funding an Economic Assessment on the Value of Portland Harbor Berthing and Vessel Support Resources (the “Assessment”) as follows:

1. The Cities agree to share the costs of conducting the Assessment equally;
2. The Cities agree to share responsibility for selecting a consulting team to perform the Assessment equally;
3. Portland agrees to advertise a request for proposals (RFP) for consulting services to accomplish a scope of work generally consistent with the draft scope of services attached herein as Appendix A;
4. The RFP process will follow Portland’s purchasing procurement process; and
5. This Agreement shall not be amended without the mutual written consent of the City Managers of both Portland and South Portland.

**IN WITNESS WHEREOF**, the said **CITY OF SOUTH PORTLAND** has caused this Agreement to be signed and sealed by Scott T. Morelli, its City Manager, thereunto duly authorized; the said **CITY OF PORTLAND** has caused this Agreement to be signed and sealed by Jon P. Jennings, its City Manager, thereunto duly authorized, as of the day and date first above written.

**WITNESS:**

**CITY OF SOUTHPORTLAND**

\_\_\_\_\_

**By:** \_\_\_\_\_

Scott T. Morelli  
Its City Manager

**WITNESS:**

**CITY OF PORTLAND**

\_\_\_\_\_

**By:** \_\_\_\_\_

Jon P. Jennings  
Its City Manager

## APPENDIX A

Portland Harbor Dredge: Economic Assessment and Data Collection: Scope of Services

### **Portland Harbor Waterfront Economic Assessment**

The Cities of Portland and South Portland, Maine seek the services of a qualified economic professional to provide an assessment of economic data on the Portland Harbor Waterfront (the *Assessment*.) The results of the *Assessment* may be used to support processes including but not limited to allocation of local funds, land use policy development, capital budgeting, and outside grant funding applications. The results shall be reported separately for each municipality and in aggregate for harbor-wide application.

In the immediate term, the communities intend to use the results of the *Assessment* to support funding requests to address the dredging needs of vessel support infrastructures and berthing resources harbor wide. A project scope and description for the *Portland Harbor Dredge* as currently planned by the Cities of Portland, South Portland, and the Portland Harbor Commission is attached.

The *Assessment* will specifically estimate the direct and indirect economic value and impact of vessel-support infrastructures and berthing resources, including:

- Current pier/landside businesses and commerce by industry type, product volume and value;
- Number of employees, piers, and properties relying on berthing and water access, quantified by industry and or land use type;
- Estimate of the cost and economic impact of the *null alternative* – commerce, property values and employment at risk if vessel-support infrastructures and berthing resources are not maintained;
- Estimate of the value and economic impact of maintaining, improving, and expanding of vessel-support infrastructures and berthing described in the *Portland Harbor Dredge* project, including the economic and employment impacts of the project itself.

Respondents bidding on the above scope shall describe their approach, hourly commitment by personnel, and costs within their proposal.

### **For the City of Portland Only: State of the Waterfront Report**

In addition to the above scope specific to the *Portland Harbor Dredge* project, the City of Portland has recently committed to conduct a periodic *State of the Waterfront Report* process. The *State of the Waterfront Report* will, at a minimum, identify key indicators of economic health for marine industry within the City of Portland. Indicators shall include but are not limited to employment by marine industry, homeported commercial vessels by

type, fish landings, freight volume, marine passenger volumes by type, recreational berthing, and direct and indirect business output value and trends. The *State of the Waterfront Report* shall also provide guidance as to strengths, weaknesses, and threats to the waterfront economy and may provide recommendations to strengthen the Waterfront as a home for traditional and emerging water dependent and marine related industries.

The *State of the Waterfront Report* will be maintained and reevaluated every 3 to 5 years, or more frequently as determined by the City. This scope of services includes the initial *Report*, with no commitment to the selected team to conduct updates to the *Report* in the future.

Proposals shall include a separate narrative describing the approach, hourly commitment by personnel, and costs to generate the first *State of the Waterfront Report*

**For the City of South Portland only**

In addition to the above scope specific to the *Portland Harbor Dredge* project, the City Of South Portland will soon be completing a Climate Action and Adaptation Plan (“*One Climate Future*”), in collaboration with the City of Portland. We anticipate this plan will lead to certain updates to our City’s Comprehensive Plan and Economic Development Plan in the coming months.

It is our desire and intent to use and incorporate some of the data developed as part of this Economic Assessment of Portland Harbor into our implementation strategies of the following Plans:

- *One Climate Future Plan*,
- An update of the City of South Portland Comprehensive Plan,
- An update of the City of South Portland Economic Development Plan.

The City of South Portland would like an analysis of strategies the City may consider to assist waterfront property owners that are keen to preserve the economic value of those properties, enhance resiliency and address the potential for sea-level rise, as well as strategies to support and collaborate with property owners that have interest in long-range planning and transitioning property to new uses.

Proposals shall include a separate narrative describing the approach, hourly commitment by personnel, and costs to generate the Strategies to Support Waterfront Property Owners.