

Order 266-18/19
Passage: 9-0 on 6/17/2019

Effective 6/27/2019

ETHAN K. STRIMLING (MAYOR)
BELINDA S. RAY (1)
SPENCER R. THIBODEAU (2)
BRIAN E. BATSON (3)
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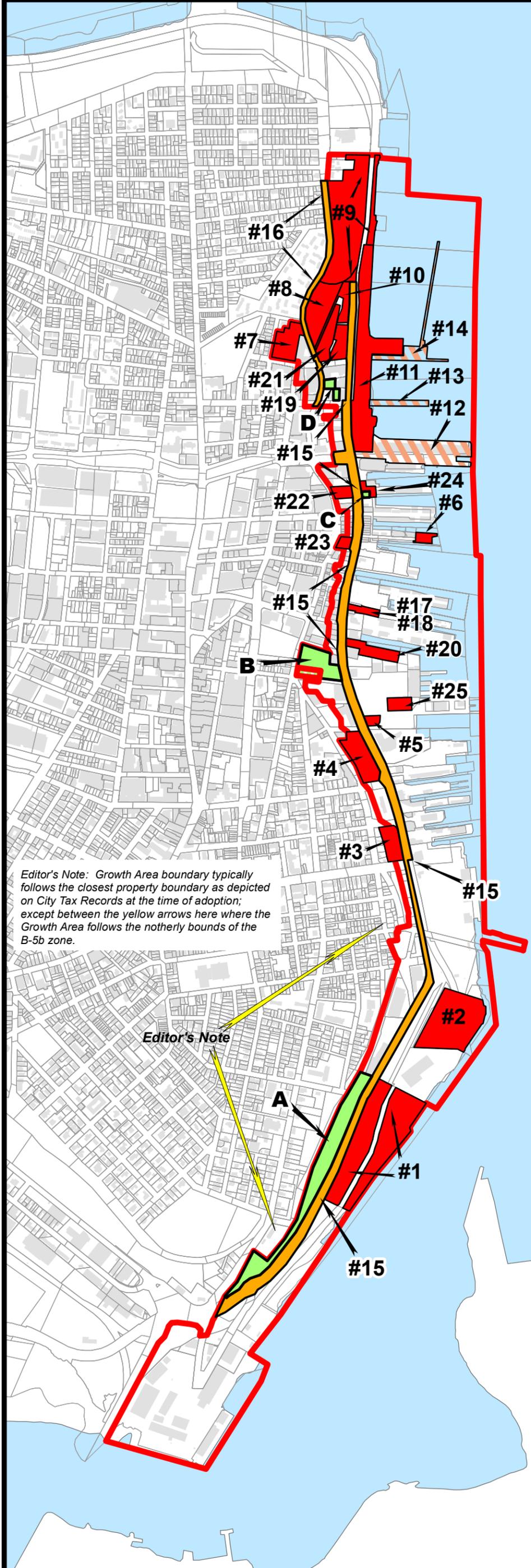
CITY OF PORTLAND
IN THE CITY COUNCIL

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

**ORDER AMENDING THE 2002 WATERFRONT TAX INCREMENT
FINANCING DISTRICT TO ADD FOUR PROPERTIES**

ORDERED, that the 2002 Waterfront Tax Increment Financing District as adopted by Order 185-01/02, and amended by Orders 173-02/03, 254-04/05, 238-05/06, 223-06/07; 241-07/08, 261-08/09, 216-09/10, 237-09/10, 222-10/11, 182-11/12, 161-17/18 and 79-18/19, is hereby further amended to add four properties in substantially the form attached hereto as Exhibit A; and

BE IT FURTHER ORDERED, that the City Council hereby authorizes the City Manager or his or her designee to execute said documents and any other related documents necessary or convenient to carry out the intent of said documents.



Editor's Note: Growth Area boundary typically follows the closest property boundary as depicted on City Tax Records at the time of adoption; except between the yellow arrows here where the Growth Area follows the notherly bounds of the B-5b zone.

Editor's Note

WATERFRONT TIF DISTRICT

Map ID	Parcel Address - Common Name	CBL
Proposed AMD4-WTIF Parcels to be added (5/2019).		
A	JB Brown Site, West Commercial St	Add 060 A001
B	Portland Square Master Plan, Lower Lot and Center St Hotel	Add 038 G001, includes addition to Growth Area
C	Dry Dock Building at 84 Commercial St	Add 030 D005
D	Fore Street office block and India Street residential block	Add 019 B004 and 019 B022
AMD3-WTIF Parcels Added. Council Approved 10/15/2018. MDECD Approved 4/5/2019.		
1	400 West Commercial, PYS	060 F001
"	"	060 F003
2	IMT Cold Storage Site	Multiple, including: 059 A002 and 059 A005, and portions of 059 A007, 059 A008, 059 A009
3	431 Commercial St., "Angelo's Acre"	043 C009
4	383 Commercial St., Dasco Development, Rufus Deering Site	042 A001
5	Portland Fish Pier Lot #1	041 A013
6	60 Portland Pier	030 B004
7	127 Fore St., Shipyard Brewery	020 C009
8	100 Fore St., Hamilton Marine Site	019 A010
9	58 Fore St, Portland Foreside	018 A001, 018 A002, 019 A003
10	Thames St Lot, Phase II	019 A002
11	Ocean Gateway Land, Parking and Queuing	444 A003 and A004; 445 A001 and A002; 446 A001 and A002
12	Portland Ocean Terminal and the Maine State Pier	444 A001 and A002
13	New Pier	444 A004
14	Ocean Gateway Pier	445 A002
15	West Commercial St., Commercial St., Thames St Corridor	NA
16	Fore Street Corridor, India Street to Atlantic Street	NA
AMD 2: WTIF Parcels Added. Council Approved 3/16/2018. MDECD Approved 5/29/2018.		
17	5 Widgery Wharf, Union Wharf	031 K003
18	218 Commercial St., Union Wharf	031 K103
19	Hancock St., WEX Headquarters	019 A014
AMD 1: WTIF Sub-District Created. Council Approved 6/7/2010. MDECD Approved 6/28/2010.		
20	252 Commercial St., Pierce Atwood	041 A016
WTIF District Creation. Council Approved 6/7/2010. MDECD Approved 6/28/2010.		
21	144 Fore St./Warehouse & Storage	019 A008
22	7 Custom House St/Office & Business	029 K001
23	145 Commercial St/Office & Business	029 S001
24	68 Commercial St./Maine Wharf	030 D001
25	5 Portland Fish Pier/Bristol Seafood	041 A005

Map produced by the City of Portland Economic Development Department. Intended to document Growth Area and Waterfront TIF District boundaries as of October 15, 2018 as well as proposed expansions. TIF district boundaries are based on the underlying tax parcels where available. Actual parcel boundaries may change by sale or lease and TIF District boundaries may be amended from time to time. May 2019

Legend

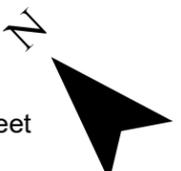
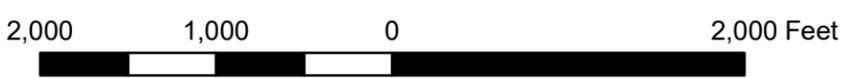
- Growth Area Boundary as Recently Expanded
- TIF District Parcels**
- Existing TIF parcel, as of April 2019
- Property for TIF District Inclusion
- Pier Infrastructure for In-district Capture and Use of TIF Funds
- Public Roadway for Use of TIF Funds
- Addition to Growth Area Boundaring and TIF District



**Portland Waterfront Development Growth Area
Waterfront TIF District Expansion**

May 2019

Draft for Review by
City of Portland Economic Development Committee



Proposed Waterfront TIF District Expansion May 2019/Listing of Properties to be Added						
Map ID	Parcel Address Common Name	CBL	Ownership	Sq. ft.	OAV a/o 4/1/2018	
A	West Commercial Street	060 A001	JB Brown & Sons	457,380	\$898,000	
B	Commercial St. and Center St./Hotel	038 G001	North River IV LLC	104,074	\$3,959,400	
C	Dry Dock Building, 84 Commercial Street	030 D005	84 Commercial Street LLC	4,819	\$537,500	
D	Fore Street Office/Resid.	019 B022	Essexnorth 170 Fore LLC	11,226	\$318,900	
"	"	019 B004	Essexnorth Portland LLC	7,296	\$224,600	
Totals:				584,795	\$5,938,400	
			Acres:	13.43		