

Minutes of the Special Meeting
Downtown Development Authority – City of Portland
Held on Monday, April 26, 2004
In Council Chambers at City Hall

Members Present: Antaya, Barnes, Dempsey, Dumas, Kavanagh, Neller, Urie, Williams,

Members Absent: Clement, Kolarik, Rademacher, Ward

Staff: Bailey, Flanders

Chairman Dumas called the meeting to order at 3:33 P.M.

City Manager Dempsey stated the downtown was not a well planned downtown. He said, “The infrastructure was installed to accommodate development as it went”. He stated a number of the buildings are irregular in the way they were set up. He said, “At least three of the buildings have water hookups that run through the basements of other buildings, and don’t have shut off valves”. He stated this problem has come up now because of the loft program, and the utilities that are there are not adequate to meet the increased demand. He stated we would like to address these issues now and correct the problems with the electric, water, and sewer services. He stated correcting all the utilities irregularities now will prevent tearing up the sidewalk several times. He stated we have received a proposal from F & V Construction Management, Inc. for \$50,109.00 to update the infrastructure for the buildings located at 154 through 180 Kent Street.

Economic Development Director, Flanders stated there is a potential gain for eleven loft apartments, and potential increase of \$550,000 investment in the Downtown Development District. He stated the \$50,000 infrastructure investment is in the best interest of the City, and recommended moving ahead with the project.

Boardmember Kavanagh questioned upgrading the utilities for the five buildings mentioned. He asked if other building owners ask for upgrades of their services would the D.D.A. also fund those projects. Boardmember Williams stated there are problems with her sewer line that will need to be addressed in the future. Mr. Flanders stated the City will be applying for grants through the Cool Cities, and a Street Scapes Program that will help with improvements in the downtown. City Manager Dempsey stated additional monies could be budgeted for future utilities improvements with D.D.A. Funds.

Vice-chair Antaya stated improvements to the utilities in the downtown were discussed several years ago; however, the business owners did not want their business disrupted for 3 to 5 months, so the project was dropped.

Boardmember Kavanagh questioned the references for F & V Construction. Mr. Flanders stated F & V Management finished the second floor of City Hall, finished on time, and under budget. City Manager Dempsey stated F & V Management has always done a good job for the City.

He stated they need to be flexible and work with the business owners so their business will remain open during the construction period. City Manager Dempsey stated if the project is not done at this time, you could expect an increase of 15 to 20 % in costs.

Motion by Barnes, supported by Dempsey, to approve the proposal from F & V Construction Management, Inc. for \$50,109.00 including alternate No. 1, for the installation of electric, water, and sewer services for the buildings located at 154 through 180 Kent Street.

All in favor. Adopted

Motion by Kavanagh, supported by Dempsey, to adjourn the meeting at 4:03 P.M.

All in favor. Adopted

Respectfully submitted,

Becky Ward, Secretary