

Committee Members	
Jon Crimmins- District Three	X
Alton Palmer- District Four	X
Racheal Hendrickson – District One	X
Pedro Vazquez – District Four	X
Liz Blackwell-Moore	X
Katherine Cahoon	X
Courtney Kemp	X
Staff Members	
Sandra Warren	X
Travis Kennedy	x

Call to Order

Called meeting to order at 11:03 am

Item 2. Welcome and introductions

Jon Crimmins AAC Chair: Welcomed everyone to the meeting, Jon recapped that today’s meeting is in response to last week’s presentations and is to review and final vote on the recommendations of the AAC. The committee will review and discuss the answers provided to the Committee by applicants over the last week.

Jon went over the process for Public meetings and notified those that were not AAC Members that the proper adequate for speaking is to hold comments until the public comment period. This will be offered later within the meeting.

Item 3. Final Review and recommendations discussions for Round 1.

Jon Crimmins AAC Chair: Requested staff present the funding spreadsheet that allowed the most recent recommendations for the members to go over. See below:

Name	Funding Requested	Current Group thoughts	Funding Approved
MaineHealth dba Maine Medical Center Recuperative Care Program	\$ 250,000.00	\$ 250,000.00	\$ -
Westbrook Housing Authority The Stacey M. Symbol Apartments	\$ 565,000.00	\$ 565,000.00	
Westbrook Housing Authority The Stroudwater Apartments	\$ 535,000.00	\$ 535,000.00	\$ -
Preble Street Food Security Hub	\$ 2,500,000.00	\$ 2,500,000.00	\$ -
Maine Recovery Fund A ride to work	\$ 100,000.00	\$ 100,000.00	\$ -
Habitat for Humanity Greater Portland_ New Home Build Program South Portland & Standish	\$ 2,600,000.00	\$ 2,600,000.00	
Avesta Housing Avesta Seavey Street	\$ 350,000.00	\$ 350,000.00	
TDB LLC VERTICAL HARVEST MAINE	\$ 8,000,000.00	\$ -	\$ -
Avesta Avesta Meadowview II	\$ 250,000.00	\$ 250,000.00	\$ -
Avesta Avesta Village Commons	\$ 350,000.00	\$ 350,000.00	\$ -
Youth and Family Outreach Building a Brighter Future	\$ 300,000.00	\$ 300,000.00	\$ -
Quality Housing Coalition Growing Project HOME	\$ 150,870.00	\$ 150,870.00	\$ -
Maine Pretrial Services Direct Support Access	\$ 175,000.00	\$ 175,000.00	\$ -
Greater Portland Community Land Trust Randall Street Affordable Housing Project	\$ 500,000.00	\$ -	\$ -
Portland Recovery Community Center Building Hope and Creating Community	\$ 515,152.00	\$ 515,152.00	\$ -

The Committee discussed the Applications that were not voted on during the last two meetings held by the Committee on February 28th and on March 08, 2022, in which funding recommendations were voted on. Below outlines those projects and corresponding motions and discussions:

Item 3 Subsection A. Final Review and recommendations discussions for Round 1 Avesta Housing

Discussion: Committee Chair asked members of the AAC if they had any feedback to provide regarding this application. Staff member Sandy Warren spoke to a recent conversation she had with Nathan Howe of Avesta Housing. Mr. Howe identified to Ms. Warren that MaineHousing limits the amount of net fee (profit) that a developer can make on any one transaction. The limit is 750,000 per project. Avesta Seavey and Avesta Scarborough are at that limit. At Gray and Seavey, 450k and 1.3 million respectively will be loaned back into the developments; Gray isn't even at the per-project limit. At Scarborough, we will be contributing other grant funds rather than loaning fee. We have several internal sources of grant funds. Mr. Howe went on to also state the following:

When evaluating fees of these LIHTC applications and our competitors LIHTC applications, I would encourage you to look at the net fee and not the gross fee. The net fee is the profit, gross fee is disallowed as immediately collectable by MaineHousing and is a transaction source. I would then compare the net fees on a per unit basis. On that basis, you will note that Seavey Street with 60 units actually has the lowest profit per unit.

Jon Crimmins AAC Chair: Open the discussion back up to the members again.

Racheal Hendrickson, AAC Member: Stated that she is recusing herself for the Commons vote, due to her work with the Scarborough Planning board.

Al Palmer, AAC Member: Identified that currently the fees are outlined within the Proforma as a loan, which often indicates this will be paid back. In light of this, it would ideal to have the developer identify these fees as either a grant or forgivable loan. Felt it would be nice to see that this is memorialized in some way that's more concrete than an email.

Sandy Warren, Staff: Suggested that this could be a condition of the grant award and require the fees be outlined as either a grant or forgivable loan as part of the awarding of funds.

Al Palmer, AAC Member: Thought that would be a great way to ensure the funds meet the public benefit. To be consistent across the awards, identified this condition should be applied to all the developers awarded funding. Members agreed. Al noted that he would be Abstaining from the WHA application.

Pedro Vazquez, Vice-Chair of the AAC: With the responses to our DEIA questions. Avesta came across in a manner that was best described as underwhelming, in light of such a large affordable Housing Developer whose housed populations are diverse and of multicultural backgrounds. They spoke briefly about DEIA and only stated that they actively seek out firms that adhere to DEIA practice. They did not speak to current and ongoing practices that are in place.

Additionally, they spoke about a recent grant for updated resident materials to reflect broader languages. This statement in itself warrants discussion and raises questions regarding their existing practices, why would a Program that Follows HUD fair Housing only now be expanding languages, this should already be in place.

A lot of agencies applying for funding are just glossing over the DEIA aspect and its importance. Given the background of the ARPA funding, the committee and County should be looking to these agencies to have good DEIA practices in place. Simple practices of having members of their board reflect the people they are serving and or living in their community. Perhaps we ask them to partner with consultants to create an Action Plan for DEIA practices. Again, I don't believe it is on us but on the agency to provide meaningful snapshots of what they are doing internally.

Committee Comments: Jon Crimmins, AAC Chair, Liz Blackwell-Moore, AAC Member and Racheal Hendrickson, AAC Member all agreed and spoke to Vice Chair Vazquez's statements. All of the members that spoke felt as a committee we should review and discuss in more detail what requirements should be had of the awardees and what conditions could be placed on the grant now and future grants.

Al Palmer, AAC Member: In keeping in line with the conditions outlined around the loans, can Sandy come up with a condition that would address Pedro's Concern for both short term and long term so it is tied to the obligation of funding.

Sandy Warren, Staff: Yes, I agree with that and two things come to mind, there are reporting requirements built within the program around DEIA practices and also the contracts. We can place stipulations within our contracts that outline requirements, and I would like to review what we are currently going to be asking as part of the funding's existing requirements and then build off of this with the AAC.

Jon Crimmins AAC Chair: Any additional questions? Given the questions we have would we still like to fund?

Item 3. Subsection A 1. Motion #1 Avesta Meadowview II: Motion Carries, 7-0.

Al Palmer, Motion to recommend funding \$250,000 for the Avesta Meadowview II.

Racheal Hendrickson, Seconded the motion to recommend \$250,000 for the Avesta Meadowview II

Jon Crimmins AAC Chair: Any discussion on the Motion? Hearing none, all in favor for \$250,000 Avesta Meadowview II. Roll Call: Pedro Vazquez, Vice-Chair of the AAC, requested confirmation that the stipulations mentioned in the above conversation would be attached, Staff answered Yes.

Committee Member	Yes	No	Abstain
Jon Crimmins- District Three	x		
Alton Palmer- District Four	x		
Racheal Hendrickson – District One	x		
Pedro Vazquez – District Four	x		
Liz Blackwell-Moore	x		
Katherine Cahoon	x		
Courtney Kemp	x		

Item 3. Subsection A2. Motion#2 the Avesta Village Commons: Motion Carries, 6-0 1 abstained.

Motion: Al Palmer, recommend to the County Commissioners an award of \$350,000 for the Avesta Village Commons project with the conditions of approval noted previously.

Motion Seconded by Courtney Kemp.

Jon Crimmins AAC Chair: Any discussion on the Motion? Hearing none, we will do a roll Call:

Committee Member	Yes	No	Abstain
Jon Crimmins- District Three	x		
Alton Palmer- District Four	x		
Racheal Hendrickson – District One			x
Pedro Vazquez – District Four	x		
Liz Blackwell-Moore	x		
Katherine Cahoon	x		
Courtney Kemp	x		

Item 3. Subsection A 3 Motion #3 the Avesta Village Commons: Motion Carries, 7-0.

Motion: Al Palmer, recommend to the County Commissioners an award of \$350,000 for the Avesta Seavey project with the conditions of approval noted previously.

Motion Seconded by Racheal Hendrickson.

Jon Crimmins AAC Chair: Any discussion on the Motion? Hearing none, we will do a roll Call:

Committee Member	Yes	No	Abstain

Jon Crimmins- District Three	x		
Alton Palmer- District Four	x		
Racheal Hendrickson – District One	x		
Pedro Vazquez – District Four	x		
Liz Blackwell-Moore	x		
Katherine Cahoon	x		
Courtney Kemp	x		

Item 3 Subsection B. Final Review and recommendations discussions for Round 1 TDB LLC VERTICAL HARVEST MAINE

Discussion: Jon Crimmins AAC Chair: TDB LLC VERTICAL HARVEST MAINE, any thoughts or comments on the presentation or answers to questions?

Committee Comments: Overall the committee felt this project was not one for which ARPA would be the best funding, affordable housing was brought up and there are questions are the validity of this component of the project and if it should be founded now. The emphasis by the applicant was around CHOM and the corresponding affordable housing element which is at the end of the buildouts timeline. The project is great but does not appear to fit well with ARPA funding. Felt the presentation unfortunately did not provide any additional insight into the project that members hoped it would.

Item 3 Subsection B. Motion #4 TDB LLC VERTICAL HARVEST MAINE Motion Carries, 6-0 with one member abstaining.

Jon Crimmins AAC Chair: Motion to not recommend funding for this project out of the Round 1 ARPA Funding.

Motion Seconded by Racheal Hendrickson.

Jon Crimmins AAC Chair: Any comments at this time? Hearing none, roll call will be taken on the motion to not recommend funding for the TDB LLC VERTICAL HARVEST MAINE project out of the ARPA funding at this time.

Committee Member	Yes	No	Abstain
Jon Crimmins- District Three	x		
Alton Palmer- District Four			x
Racheal Hendrickson – District One	x		
Pedro Vazquez – District Four	x		
Liz Blackwell-Moore	x		
Katherine Cahoon	x		
Courtney Kemp	x		

Item 3 Subsection C. Final Review and recommendations discussions for Round 1 Quality Housing Coalition Growing Project HOME

Jon Crimmins AAC Chair: Quality Housing Coalition Growing Project HOME, any thoughts or comments on the presentation or answers to questions? Pedro Vazquez, Vice-Chair of the AAC, and Liz Blackwell-Moore, AAC Member both recused themselves from voting on this application due to personal relationships with the applicant.

Committee Comments: The general consensus of the members funding this project is money well spent and this project was a great new way and approach to help people with homelessness.

Item 3 Subsection C. Motion #5 Quality Housing Coalition Growing Project HOME Motion Carries, 4-1 with two members abstaining.

Motion: Jon Crimmins: AAC Chair moved to fund the requested amount of \$158,070 for the Quality Housing Coalition.

Seconded by: Racheal Hendrickson

Jon Crimmins AAC Chair: Any discussion on the Motion? Hearing none, we will do a roll call, noting that both Pedro Vazquez, Vice-Chair of the AAC, and Liz Blackwell-Moore, AAC Member both recused themselves:

Committee Member	Yes	No	Abstain
Jon Crimmins- District Three	x		
Alton Palmer- District Four	x		
Racheal Hendrickson – District One	x		
Pedro Vazquez – District Four			x
Liz Blackwell-Moore			x
Katherine Cahoon		x	
Courtney Kemp	x		

Item 3 Subsection D. Final Review and recommendations discussions for Round 1 Greater Portland Community Land Trust Randall Street Affordable Housing Project,

Jon Crimmins AAC Chair: Greater Portland Community Land Trust Randall Street Affordable Housing Project, any thoughts or comments on the presentation or answers to questions?

Committee Comments: A lot of questions still exist around the project’s final design and whether it will ensure the project meets both ADA Access requirements and best practices. Given that the final design and permits are not yet fully secured, though, in the queue, and under review by the City of Portland. The committee felt that the project should be removed from this round and staff should work with GPLT to come back with a shovel-ready project as it is one that is important and would be a good use of the funds.

Item 3 Subsection D. Motion #6 GPLT Randall Street Motion Carries, 7-0.

Motion: Jon Crimmins AAC Chair moved to table this funding request, and move the request to round 2 review.

Seconded by: Racheal Hendrickson

Jon Crimmins AAC Chair: Any discussion on the Motion? Hearing none, we will do a roll call:

Committee Member	Yes	No	Abstain
Jon Crimmins- District Three	x		
Alton Palmer- District Four	x		
Racheal Hendrickson – District One	x		
Pedro Vazquez – District Four	X		
Liz Blackwell-Moore	X		
Katherine Cahoon	X		
Courtney Kemp	x		

ITEM 4. Public Comment:

Committee Chair Jon Crimmins: open the floor to public comment at minute marker 0:571:00 of the meeting.

Public Comment: One Commenter

Commenter #1- Tim Wells, had a question regarding the public comment. Wanted to know if the county should have offered public comment for each item that the committee made a motion for during the meeting today? Tim stated that the order of the funding recommendations could also affect the outcome of the funding for a project given that funding could run out if each project is fully funded.

Committee Chair Jon Crimmins: Addressed Mr. Wells’s questions, he did so by answering Mr. Wells’s second questions first. Chairman Crimmins outlined the Advisory Committees’ recommendations are not the final vote, they are only recommendations. The final vote and approval of funding are done at and by County Commissioners. The Advisory Committee took the approach that the numbers are flexible in that if we run out of money but wanted to still fund a project we can adjust those recommendations as needed. We also recognize that there is a need to get these funds out quickly but that we can adjust funding recommendations as needed.

Committee Chair Jon Crimmins: Closed the public comment period after hearing no other comments.

ITEM 5. Other Business:

Committee Chair Jon Crimmins: Addressed the Committee and Staff. Jon gave thanks to everyone and acknowledged the hard work and dedication of everyone. He is happy with the recommendations we

aligned with and will be presenting to the commissioners. Jon felt these projects will do some good in our community.

Other Comments from Committee Members:

- **Courtney Kemp & Pedro Vazquez:** Praised Chairman Crimmins for his work as the Committee Chair.
- **Racheal Hendrickson:** Also Thanked Chairman Crimmins, and felt this was a positive experience and looks forward to the March 14th meeting of the commissioners.

Hearing no other Business Jon moved to the next item.

***ITEM 6. Adjourn-** Motion to adjourn by Jon Crimmins and seconded by Racheal Hendrickson, all in favor. Meeting Adjourned 12:06PM.*

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