

**PORTLAND ECONOMIC DEVELOPMENT COMMISSION (EDC)  
REGULAR MEETING MINUTES  
PORTLAND LIBRARY – MARY FLOOD ROOM  
20 FREESTONE AVENUE  
JULY 9, 2024**

**I. CALL MEETING TO ORDER**

Michael Nadolski called the meeting to order at 7:00 p.m.

**II. ROLL CALL**

Members Present: Michael Nadolski, Robert Petzold, Karen Renner, Sarah Weeden

Members Absent: Angela Hammond

Staff Present: Dan Bourret (Town Planner)

**III. ACCEPT AGENDA**

Robert Petzold made a motion to accept the agenda, seconded by Sarah Weeden, all were in favor, motion carried.

**IV. APPROVAL OF MINUTES: Regular Meeting 4/9/2024, 6/25/24 Meeting**

The approval of the minutes was tabled until the next meeting

**V. BUSINESS OF THE QUARTER AWARD:**

Dan will coordinate the presentation with the winner and will retrieve the sign from Gotta's.

**VI. BUSINESS SUPPORT/IMPROVEMENT PROGRAMS**

Main Street Garden Project: It was suggested that the form be simplified for next year. Sarah suggested that we try to get more entries on Main Street for next year.

**VII. UPDATES: BRAINERD PLACE, BROWNSTONE AVENUE BROWNFIELD, AND BUSINESS DEVELOPMENT PROJECTS**

Dan shared that the Brainerd Place text amendment had failed. Bertram submitted a new text amendment that includes the health care age-in-place facility. There has not been as much opposition to this amendment. It has the same footprint and preserves retail. Age-in-place means that they must be over 55. There will be a staff to provide help with the five essential services such as bathing, dressing, etc., but not skilled care. The public hearing is on Wednesday at 6:00 p.m. at the High School.

A question was asked if Brainerd Place was working on the historical buildings. The answer was yes. Brainerd House had an occupancy problem providing necessary egress from the second floor but it has been worked out.

Payne Boulevard Community Health: There is a community well system. They are putting new pipes in the ground. They have had to truck in water.

Brownstone RFP will be worked on in the next month or so. An extension has been requested. A different property on Brownstone has recently been purchased, possibly for a recreational type business but different than Brownstone Exploration and Discovery Park. There has been some concern about noise from the Brownstone Exploration and Discovery Park interfering with the new spa. There are efforts to harmonize the two businesses.

A request was made to get a presentation regarding the spa. Dan said he will check. Since they are located in Canada, maybe it could be done via zoom.

### **VIII. OTHER BUSINESS INPUT/FEEDBACK**

### **IX. PUBLIC COMMENT**

### **X. ADJOURN**

Robert Petzold made a motion to adjourn the meeting, seconded by Sarah Weeden, all were in favor, and the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

*Sharon Hoy*

Sharon R. Hoy  
Recording Secretary