

Scarborough Housing Alliance
Meeting Minutes
May 28, 2025, 6:00pm

Present via Zoom: Jean-Marie Caterina.

Present at Town Hall: Bryan Shumway, Eric Boucher, Leroy Crockett, Bob Nadeau, Bill Shanahan, and Bill Donovan, Town Council Liaison.

Excused: None.

Guests at Town Hall: Ben Mohny, South Portland Housing Authority, Karen Martin, SEDCO, and Richard Hayes.

Guests via Zoom: Marvin Gates, Debbie Gates, Tracey (exited at 7:00pm), and Jennifer Waters (joined at 7:10pm).

1. The meeting began at 6:05pm.
2. The minutes for April 30, 2025, were approved as presented with a motion from Bill Donovan, second by Bob, and all members voting in favor.
3. Marshview: Ben presented updated/revised Marshview Proposal addressing many of the questions that arose around the initial proposal. He discussed in detail the funding of the project and the need and impact of the TIF and CEA. Karen described the new CEA policy which now includes housing, the Town Council process, and the related role of the Housing Alliance. Brief discussion ensued among the Alliance including clarification that this is a substantially different project than the original.

Bill Donovan made a motion to recommend to the Town Council the allocation of a \$200,000 of Affordable Housing Fund grant to the revised Marshview project, with a second by Jean-Marie. A brief discussion ensued. All members voted in favor of the motion.

Bill Donovan made a motion to recommend to the Town Council to provide a CEA to the revised Marshview project, with a second by Jean-Marie. A brief discussion ensued, and Ben provided additional details about QAP scoring and the comprehensive plan. All members voted in favor of the motion.
4. Housing Workshop with Town Council: Bryan highlighted the draft packet asking each member to review and provide comments offline by Thursday 5/29.
5. Public comment: Richard Hayes: Disagreed with the project, especially traffic issues, and process of this meeting. Marvin Gates appreciated the process clarification, understood the support of the affordable housing grant, disagreed with the CEA if it does not directly benefit Scarborough residents, and noted that workshops often place public comment at the end or not at all, potentially after people have left. Jennifer Waters noted the increase in Route 1 traffic, the safety of her children, and a potential building moratorium.
6. The next meeting is scheduled for June 25, 2025, at 6pm. Agenda to be developed and distributed in advance of meeting date.

At 7:32pm, the Alliance adjourned its meeting with a motion by Bill Donovan, second by Bob, and all in favor.

Respectfully submitted,

Eric Boucher
Secretary