



Cumberland County

Commissioner Workshop

Meeting Agenda - Final

Meeting Location: Sebago Lake

Workshops are non-regular meetings held by the Commissioners to discuss County business in a working session. No public comment is allowed at workshops, unless a majority of the County Commissioners vote to authorize the Chair to allow public comment.

Monday, June 1, 2026

5:30 PM

**27 Northport Dr
Portland, ME 04103**

CALL TO ORDER

NEW BUSINESS

[REV 26-03](#) ARPA 2026 Mid-Year Update

Attachments: [Position Paper](#)
[ARPA Portfolio at a Glance 2026](#)
[ARPA Portfolio at a Glance Spending Timeline](#)

[REV 26-04](#) Special Fund Review

Attachments: [Position Paper](#)

[REV 26-05](#) Regional Code Enforcement and Human Resources services

Attachments: [Position Paper](#)

[REV 26-06](#) Establishment of a Long-Range Planning Committee

Attachments: [Position Paper](#)

ADJOURNMENT

Position Paper

File #: REV 26-03

Agenda Date: 6/1/2026

Agenda #:

Agenda Item Request

ARPA 2026 Mid-Year Update

Background and Purpose of Request

The County received over \$57M in ARPA funds during the pandemic. The County has until December 31, 2026 to spend all the funding.

Staff would like to give the Commissioners an update on projects that still are spending down their funding, while provide what projects are fully expended.

By December of 2024, the Dept. of Treasury required recipients of ARPA funds to allocate funding into projects. Once allocated, funding is not able to be moved from project to project. If there is funding available come December 31, 2026, those funds are required to be returned to the Dept of Treasury.

Sandy Warren, Compliance & Audit Manager, will be at the Workshop to discuss the status of the ARPA program.

Position Paper

File #: REV 26-03

Agenda Date: 6/1/2026

Agenda #:

Agenda Item Request

ARPA 2026 Mid-Year Update

Background and Purpose of Request

The County received over \$57M in ARPA funds during the pandemic. The County has until December 31, 2026 to spend all the funding.

Staff would like to give the Commissioners an update on projects that still are spending down their funding, while provide what projects are fully expended.

By December of 2024, the Dept. of Treasury required recipients of ARPA funds to allocate funding into projects. Once allocated, funding is not able to be moved from project to project. If there is funding available come December 31, 2026, those funds are required to be returned to the Dept of Treasury.

Sandy Warren, Compliance & Audit Manager, will be at the Workshop to discuss the status of the ARPA program.

ARPA Portfolio Dashboard Project Summary

TOTAL ADOPTED BUDGET
\$57,300,874
64 projects · 64 subawards

TOTAL EXPENDED
\$50,516,137
As of May 28, 2026

REMAINING TO SPEND
\$6,791,585
Due by December 31, 2026

EXPENDITURE RATE
88.15%
Of total budget expended

CATEGORY	BUDGET/ OBLIGATED	EXPENDED	REMAINING	% EXPENDED
In Process Projects	\$25,126,329	\$18,341,592	\$6,791,584	74.20%
Completed Projects	\$32,174,545	\$32,174,545	\$0	100.00%
Cancelled Projects	\$0	\$0	\$0	-
TOTAL PORTFOLIO	\$57,300,874	\$50,516,137	\$6,791,584	88.15%

Active Projects Currently In Process

Thirteen projects with remaining budgeted funds to be expended by December 31, 2026. Ordered by remaining balance. % Complete = Cumulative Expenditures / Adopted Budget.

PROJECT NAME	CATEGORY	ADOPTED BUDGET	EXPENDED	REMAINING	% COMPLETE	SPEND HORIZON
Courthouse Air Handler #1 (HVAC Replacement)	1-Public Health	\$5,500,000	\$4,240,954	\$1,259,046	77.10%	2026 Q2-Q3
County Jail Medical Wing	1-Public Health	\$9,901,006	\$9,168,043	\$732,963	92.60%	2026 Q2
27 NorthPort HVAC	1-Public Health	\$1,168,608	\$1,076,346	\$97,102	91.70%	2026 Q2
Cumberland County Affordable Housing Preservation	2-Negative Economic Impacts	\$1,658,531	\$318	\$1,658,213	0.01%	2026 Q3
Lakes Region Homeless Service Center Initiative	2-Negative Economic Impacts	\$650,000	\$118,070	\$531,930	18.20%	2026 Q3
Habitat for Humanity Standish (Greater Portland)	2-Negative Economic Impacts	\$1,300,000	\$1,016,468	\$283,532	78.20%	2026 Q2-Q3
Oral Health Prevention (Children's Oral Health Network)	2-Negative Economic Impacts	\$650,000	\$561,088	\$88,912	86.32%	2026 Q2-Q3
Habitat for Humanity Sunset Avenue (South Portland)	2-Negative Economic Impacts	\$1,300,000	\$1,256,000	\$44,000	96.60%	2026 Q2
Bay Bridge Public Water Supply Project	5-Infrastructure	\$1,500,000	\$0	\$1,500,000	0.00%	2026 Q2-Q3
Bridgton Sewer Main Extensions Project	5-Infrastructure	\$450,000	\$90,873	\$359,127	0.00%	2026 Q2
Cyber Security (Firewall Enhancement)	6-Revenue Replacement	\$100,193	\$77,939	\$22,254	77.80%	2026 Q2-Q3
County Compliance & Audit Manager	7-Administrative	\$900,000	\$726,747	\$173,253	77.70%	2026 Q2-Q4
ARPA Compliance Administrative Assistant	7-Administrative	\$50,000	\$8,747	\$41,253	17.50%	2026 Q2-Q4
IN PROCESS SUBTOTAL		\$25,126,329	\$18,341,592	\$6,791,585	71.30%	

Completed Projects Fully Expended & Closed

43 projects fully expended. All program objectives achieved. No remaining balance

PROJECT NAME	CATEGORY	ADOPTED BUDGET	EXPENDED	REMAINING	% COMPLETE	SPEND HORIZON
County Inmate Medical Costs	1-Public Health	\$554,794	\$554,794	\$0	100%	Completed (expended)
Town of Pownal Mallet Hall Communications	1-Public Health	\$123,895	\$123,895	\$0	100%	Completed
Food Security Hub	1-Public Health	\$2,000,000	\$2,000,000	\$0	100%	Completed
Expanding Substance Use Treatment Capacity	1-Public Health	\$822,700	\$822,700	\$0	100%	Completed

Regional Communications Radio System	1-Public Health	\$1,790,261	\$1,790,261	\$0	100%	Completed
Survivor's Fund	1-Public Health	\$150,000	\$150,000	\$0	100%	Completed
Building Hope and Creating Community	1-Public Health	\$515,152	\$515,152	\$0	100%	Completed
A Ride to Work	1-Public Health	\$100,000	\$100,000	\$0	100%	Completed
County Personal Protective Equipment	1-Public Health	\$21,310	\$21,310	\$0	100%	Completed
Jail - HVAC Duct Cleaning	1-Public Health	\$500	\$500	\$0	100%	Completed
Communications Space Enhancement	1-Public Health	\$1,872,091	\$1,872,091	\$0	100%	Completed
Restorative Justice	1-Public Health	\$0	\$0	\$0	100%	Cancelled
Jail Negative Pressure Pod PPE/Mitigation	1-Public Health	\$0	\$0	\$0	100%	Cancelled
Cross Insurance Arena Generator	1-Public Health	\$0	\$0	\$0	100%	Cancelled
Cross Insurance Arena Airlock	1-Public Health	\$0	\$0	\$0	100%	Cancelled
Tedford Housing Family Shelter Apartments	2-Negative Economic Impacts	\$1,750,000	\$1,750,000	\$0	100%	Completed (expended)
Cumberland County Rural Affordable Rental Housing	2-Negative Economic Impacts	\$800,000	\$800,000	\$0	100%	Completed (expended)
City of Portland Lease — Homeless Service Center	2-Negative Economic Impacts	\$3,000,000	\$3,000,000	\$0	100%	Completed (expended)
Avesta Village Commons	2-Negative Economic Impacts	\$350,000	\$350,000	\$0	100%	Completed
Keeping Cumberland County Warm	2-Negative Economic Impacts	\$60,791	\$60,791	\$0	100%	Completed
Learning Recovery	2-Negative Economic Impacts	\$132,630	\$132,630	\$0	100%	Completed
The Stacey M. Symbol Apartments	2-Negative Economic Impacts	\$565,000	\$565,000	\$0	100%	Completed
Avesta Seavey Street	2-Negative Economic Impacts	\$350,000	\$350,000	\$0	100%	Completed
Avesta Meadowview II	2-Negative Economic Impacts	\$250,000	\$250,000	\$0	100%	Completed
Cumberland County Adult Education & Career Dev. HUB	2-Negative Economic Impacts	\$190,476	\$190,476	\$0	100%	Completed
Quality Housing Coalition	2-Negative Economic Impacts	\$30,000	\$30,000	\$0	100%	Completed
Stroudwater	2-Negative Economic Impacts	\$535,000	\$535,000	\$0	100%	Completed
Emergency Assistance Funding for Unsheltered	2-Negative Economic Impacts	\$77,041	\$77,041	\$0	100%	Completed
Cumberland County Childcare	2-Negative Economic Impacts	\$0	\$0	\$0	100%	Cancelled
Behavioral Public Health Manager	3-Public Sector Capacity	\$69,514	\$69,514	\$0	100%	Completed
Cumberland County Capacity Building Recruitment	3-Public Sector Capacity	\$65,000	\$65,000	\$0	100%	Completed
Tri Town Behavioral Health	3-Public Sector Capacity	\$208,306	\$208,306	\$0	100%	Completed
County Public Health Office	3-Public Sector Capacity	\$483,712	\$483,712	\$0	100%	Completed
Cumberland County Jail Staffing & Retention	3-Public Sector Capacity	\$1,614,552	\$1,614,552	\$0	100%	Completed
County Recruiter	3-Public Sector Capacity	\$545,015	\$545,015	\$0	100%	Completed
Cross Insurance Arena Retention Pay	3-Public Sector Capacity	\$0	\$0	\$0	100%	Cancelled
City of Westbrook Maine Water & Sewer Grant	5-Infrastructure	\$500,000	\$500,000	\$0	100%	Completed
PCWA Infrastructure	5-Infrastructure	\$19,244	\$19,244	\$0	100%	Completed
North Windham Wastewater Treatment System	5-Infrastructure	\$2,730,000	\$2,730,000	\$0	100%	Completed
Cumberland County Municipal Water Sewer Grant	5-Infrastructure	\$0	\$0	\$0	100%	Cancelled
Lead Testing	6-Revenue Replacement	\$9,345	\$9,345	\$0	100%	Completed
CIA Marquie	6-Revenue Replacement	\$179,512	\$179,512	\$0	100%	Completed
Cumberland County New Building Operational Cost	6-Revenue Replacement	\$239,068	\$239,068	\$0	100%	Completed
Cumberland County New Building Renovation	6-Revenue Replacement	\$4,484,620	\$4,484,620	\$0	100%	Completed
CC Internal Operational and Capital Support Staffing	6-Revenue Replacement	\$2,671	\$2,671	\$0	100%	Completed
CC Revenue Replacement Real Estate & Building Dev.	6-Revenue Replacement	\$4,611,537	\$4,611,537	\$0	100%	Completed
Covid Expenses for Remote Work	6-Revenue Replacement	\$420	\$420	\$0	100%	Completed
Jail Fire Alarm Maintenance	6-Revenue Replacement	\$175,019	\$175,019	\$0	100%	Completed
Jail HVAC Interface Upgrade	6-Revenue Replacement	\$72,206	\$72,206	\$0	100%	Completed
CIA Performance Side Curtains	6-Revenue Replacement	\$100,822	\$100,822	\$0	100%	Completed
District Attorney Computer Hardware	6-Revenue Replacement	\$22,340	\$22,340	\$0	100%	Completed
GRAND TOTAL		\$57,300,874	\$32,174,545			

ARPA Project Timeline / Deadline Road Map

High Priority Action Items

Project	Issue / Action	Deadline	Next Step
Bridgton Sewer Main Extensions	\$90,873 expended; \$359,127 remaining. The project is active, and I have confirmed with the town that the project is on track to reach completion by the deadline	6/30/26	Q2/Q3 2026
County Jail Medical Wing	\$732,963 balance, accelerate contractor billings and final payment certifications, wrap up closeout	08/31/26	Q3 2026
Courthouse Air Handler 1	\$1,259,046 balance, coordinate final contractor draws, and project completion certification	12/31/26	Q4 2026
Bay Bridge Public Water Supply	\$1,500,000 obligation, zero expenditures; continuing regular monitoring and discussion with the town about work progression	09/30/2026	Q3 2026
CC Affordable Housing Preservation	\$1,658,212 obligation, \$318 expended; continuing to work on the existing pathway and project pipeline;	TBD	Q3 2026
HFH Standish	\$283,532 remaining; building final homes; backup plan ready to reduce home count goal if needed to meet deadline	12/31/26	Q3 2026

Goals, Measures & Target Outcomes

Goal	Measure	Target Outcome
Full ARPA Expenditure by Deadline	100% of obligated funds expended by each project end date (all by Dec 31, 2026 at latest)	All projects closed; zero unspent balances returned to Treasury
Subrecipient Compliance Monitoring	Quarterly monitoring visits and financial reviews for all subrecipients	Zero audit findings related to subrecipient oversight
Timely Financial Reporting	All Treasury SLFRF reports submitted on or before due dates	Clean reporting record; no late or restated submissions
Documentation & Closeout Readiness	Complete project files: invoices, performance evidence, closeout certifications	Audit, ready files for all projects by Q4 2026
Budget Integrity	All expenditures are aligned with approved budgets and ARPA eligible uses	Zero disallowed costs; no unapproved budget modifications

Milestones

Activity	Scope / Projects	Milestone
Active Monitoring	Active project monitoring; subrecipient check-ins; Bridgton Sewer final expenditure confirmation by June 30 deadline; Final spending for the Jail Medical Wing and initiate final payment for the Habitat South Portland Project.	Q2 2026 (Current)
Final Spend	Final spend for Oral Health (due 9/30); initiate Bay Bridge final payment for paving contract; CC Affordable Housing purchase execution; and Courthouse Air Handler accelerate contractor draws and all other outstanding balances close the loop	Q3 2026
Closeout Prep	Final closeout for HFH Standish (12/31); and Courthouse Air Handler final contractor draws; ARPA Admin Asst close.	Q4 2026
All Funds Must Be Expended	ARPA EXPENDITURE DEADLINE: All funds must be fully expended. Treasury recapture applies to any remaining balance after this date	Dec 31, 2026 HARD DEADLINE
Post-Award	Closeout documentation assembly; final audit files; single audit support	Q1 2027

Position Paper

File #: REV 26-04

Agenda Date: 6/1/2026

Agenda Item Request

Special Fund Review

Background and Purpose of Request

County staff will guide the Commissioners through the review of a multi-year special fund review.

Position Paper

File #: REV 26-04

Agenda Date: 6/1/2026

Agenda Item Request

Special Fund Review

Background and Purpose of Request

County staff will guide the Commissioners through the review of a multi-year special fund review.

Position Paper

File #: REV 26-05

Agenda Date: 6/1/2026

Agenda #:

Agenda Item Request

Regional Code Enforcement and Human Resources services

Background and Purpose of Request

Staff have received a few inquiries from towns interested in regional code enforcement and human resources services. To gauge the full interest of all the towns, staff have sent our surveys to town/city managers seeking their input. These surveys are on-going and we hope to share some of the results at the workshop.

Staff would like to have a discussion with the Commissioners on providing one or both of the services and how the programs would operate and be funded.

Position Paper

File #: REV 26-05

Agenda Date: 6/1/2026

Agenda #:

Agenda Item Request

Regional Code Enforcement and Human Resources services

Background and Purpose of Request

Staff have received a few inquiries from towns interested in regional code enforcement and human resources services. To gauge the full interest of all the towns, staff have sent our surveys to town/city managers seeking their input. These surveys are on-going and we hope to share some of the results at the workshop.

Staff would like to have a discussion with the Commissioners on providing one or both of the services and how the programs would operate and be funded.

Position Paper

File #: REV 26-06

Agenda Date: 6/1/2026

Agenda #:

Agenda Item Request

Establishment of a Long-Range Planning Committee

Background and Purpose of Request

The Long-Range Planning Committee would be an advisory committee to the County Commissioners that is tasked with studying and developing recommendations on managing the County's future growth and development. In particular, the committee would work on regional service delivery, arena feasibility and expansion/relocation of County buildings and assets.

The County has been involved in discussions around providing more regional services over the last year. Services discussed, tend to be in certain regions of the County where town's need additional capacity or redesign of their service delivery.

Additionally, the County has been in discussions on exploring the feasibility of a future new arena and the relocation of the fleet services garage to better serve the areas of the county the departments service the most (primarily Sheriff Deputies).

Establishing a Long-Range Planning Committee to work through these efforts could be worthwhile. These are very preliminary thoughts, but I think the time is right to start the discussion on where the County wants to go when it involves County services and building assets.

If such an effort is of interest to the Commissioners, staff can work to provide additional information on the establishment of such a committee.

Position Paper

File #: REV 26-06

Agenda Date: 6/1/2026

Agenda Item Request

Establishment of a Long-Range Planning Committee

Background and Purpose of Request

The Long-Range Planning Committee would be an advisory committee to the County Commissioners that is tasked with studying and developing recommendations on managing the County's future growth and development. In particular, the committee would work on regional service delivery, arena feasibility and expansion/relocation of County buildings and assets.

The County has been involved in discussions around providing more regional services over the last year. Services discussed, tend to be in certain regions of the County where town's need additional capacity or redesign of their service delivery.

Additionally, the County has been in discussions on exploring the feasibility of a future new arena and the relocation of the fleet services garage to better serve the areas of the county the departments service the most (primarily Sheriff Deputies).

Establishing a Long-Range Planning Committee to work through these efforts could be worthwhile. These are very preliminary thoughts, but I think the time is right to start the discussion on where the County wants to go when it involves County services and building assets.

If such an effort is of interest to the Commissioners, staff can work to provide additional information on the establishment of such a committee.