



# Cumberland County

## Board of Commissioners

### Meeting Minutes - Final

27 Northport Dr  
Portland, ME 04103

The Board meets on the third Monday of each month at 5:30pm in the Sebago Lake Room unless otherwise noted.

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**Monday, September 15, 2025**

**5:30 PM**

**Sebago Meeting Room, 27 Northport  
Dr, Portland ME 04103**

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#### **CALL TO ORDER**

The Board of Commissioners met for their regularly scheduled meeting at the Cumberland County Courthouse in the Peter Feeney Conference Room, the meeting was called to Order by Chair Stephen Gorden at 5:30 PM.

#### **ATTENDANCE**

**Present:** 5 - Chair Stephen Gorden, Vice Chair Patricia Smith, Commissioner Jean-Marie Caterina, Commissioner Tom Tyler, and Commissioner James Cloutier

#### **County Staff:**

James Gailey, County Manager  
Breana Gersen, Deputy County Manager  
Katharine Cahoon, Admin and Special Projects  
Theresa Grover, Director of Finance  
Amy Jennings, Director of Human Resources  
Kevin Joyce, County Sheriff  
Courtney Kemp, Community Development Manager

#### **PLEDGE OF ALLEGIANCE**

#### **APPROVAL OF THE MINUTES**

[CD 25-021](#) Approval of the minutes, July 21, 2025 meeting of the Board of Commissioners

*A motion was made by Commissioner Caterina, seconded by Commissioner Cloutier, that this Minutes Report be APPROVED. The motion carried by a unanimous vote.*

[CD 25-022](#) Approval of the minutes, September 2, 2025, workshop meeting of the Board of Commissioners

*A motion was made by Commissioner Caterina, seconded by Commissioner Cloutier, that this Minutes Report be APPROVED. The motion carried by a unanimous vote.*

#### **INFORMATIONAL REPORT/PRESENTATIONS**

*Public Comment Period will be conducted after New Business*

## CONSENT AGENDA

### Approval of the Consent Agenda

*A motion was made by Commissioner Cloutier, seconded by Commissioner Tyler, to approve the Consent Agenda. The motion carried by the following vote:*

**Yes:** 5 - Chair Gorden, Vice Chair Smith, Commissioner Caterina, Commissioner Tyler, and Commissioner Cloutier

**No:** 0

[25-089](#) Sheriff's Office Commissions July 2025

*This Order was APPROVED.*

[25-090](#) Authorize the Sheriff's Department to submit a FY2026 Municipal and County Speed Enforcement Grant request to the Maine Bureau of Highway Safety.

*This Order was APPROVED.*

[25-091](#) Authorize the County Manager to execute the Eleventh Amendment to the Health Services Agreement between Armor Health and Cumberland County.

*This Order was APPROVED.*

[25-092](#) Authorization for the Cumberland County Emergency Management Agency to submit a grant application on behalf of Cumberland County to DartDRONES to host a private onsite training at no cost.

*This Order was APPROVED.*

## NEW BUSINESS

Commissioner Caterina requested that Item 25-096 be read before Item 25-095. There were no objections from the Board.

[25-093](#) Authorization for the County Manager to submit the County's 2024/25 Consolidated Annual Performance Evaluation Report (CAPER) to the Department of Housing and Urban Development.

Community Development Manager Courtney Kemp gave an overview of the 2024 program accomplishments. She explained that CDBG grant funding was allocated to all municipalities except for Portland and Brunswick. South Portland and Bridgton have a set-aside for county funds.

There was \$1.5 million for the 24-25 year split evenly between the county, South Portland and Bridgton. She explained that the County also receives HOME funds from the City of Portland and often partners with Portland to fund HOME projects. She highlighted some of the accomplishments stating that 12 homes were repaired through the Habitat for Humanity repair program and anticipated 10 to 12 more repairs with 2024 funding. 258 families were served by the Bridgton Food Pantry in July through August and estimated the amount served would double for the entire year. 289 victims of domestic violence received safe and confidential services. 275 seniors were delivered weekly mails to their homes from Southern Maine Agency on Aging. She emphasized that the

numbers were from July and August because funds were spent so quickly. 52 families received assistance to locate and move into permanent housing and assistance to stay in their homes. 179 individuals received assistance and referrals through the Bridgton Navigator program. 101 adults or elderly individuals attended digital literacy classes, cooking, public transit and other education workshops and classes. 15 individuals, primarily elderly, had access to a key lock box provided for emergency services for ease of access to enter their homes safely.

The construction of the Bridgton Church Street project using program year 23 and 24 funds was completed. The Yarmouth Community Center was at risk of being shut down for noncompliance. It had a new sprinkler system installed in addition to a new roof. Standish Mill Street Park used 23 and 24 program funds and was completed with the help of local volunteers resulting in a new basketball court, playground and pavilion. The Windham Main Street sidewalk project, located near other CDBG projects, was also completed in conjunction with a wastewater project. The South Portland Preble Street Kitchen, funded by Cumberland County CDBG and ARPA funds, was updated and is a functional facility. Finally, the Meadow Group phase of HOME updates was completed, and the Betsy Ross Crossing in South Portland received its certificate of occupancy, with tenants moving in and a ribbon-cutting scheduled for October.

*A motion was made by Vice Chair Smith, seconded by Commissioner Caterina, that the Order be APPROVED. The motion carried by the following vote:*

**Yes:** 5 - Chair Gorden, Vice Chair Smith, Commissioner Caterina, Commissioner Tyler, and Commissioner Cloutier

**No:** 0

[25-094](#)

Approval of the HOME-ARP Funding Recommendations. First Public Hearing on September 15, 2025 and Final Public Hearing on October 20, 2025.

Community Development Manager Kemp explained that the HOME ARP program funds development projects and supportive services for homeless or at-risk populations. Two development projects, Youth and Family Outreach, requested \$950,000 to construct expanded childcare and 60 new affordable rental units for qualifying populations; and Greater Portland Family Promise, requested \$479,000 to rehab a two-family home for transitional housing and supportive services. The current allocation for development is \$2,041,266 with a total request of \$1.4 million, leaving approximately \$612,000.

Supportive services include Common Space, requesting \$471,000 for peer support and recovery coaching, and Preble Street, is recommended for \$350,000 for case management and client assistance. Milestones is serving qualifying populations through its HOME Team and housing navigation programs. Cumberland County and the City of Portland will keep \$600,000 in development funds as more projects come forward. Otherwise, they will consider moving the funds to supportive services.

Commissioner Smith commented that she agreed with the approach of saving the \$612,000 for a project that may need those funds.

Public comment for the agenda item was opened by Chair Gorden at 5:45 PM.

George Rheault, of Portland, expressed concerns about the lack of debate on the proposed destruction of the 175-year-old Prebble Chapel in Portland's West Bayside neighborhood that was built in 1851. He expressed concern about its demolition and highlighted its historical significance as an incubator for progressive social causes.

Public comment for the agenda item was closed by Chair Gorden at 5:52 PM.

Commissioner Cloutier wondered if there was more information that could be gathered relating to the historic preservation of the chapel from the City of Portland. Community Development Manager Kemp stated that the City of Portland was holding their public hearing tonight and she would confirm about the proposed project.

*A motion was made by Commissioner Cloutier, seconded by Commissioner Caterina, that the Order Requiring a Public Hearing be INTRODUCED ON FIRST READING to the Board of Commissioners, due back on 10/20/2025. The motion carried by the following vote:*

**Yes:** 5 - Chair Gorden, Vice Chair Smith, Commissioner Caterina, Commissioner Tyler, and Commissioner Cloutier

**No:** 0

[25-102](#)

Executive Session pursuant to 1 M.R.S.A. §405(6)(D) to discuss the Teamsters Law Enforcement Local 340 Collective Bargaining Agreement. (Added in Session)

*Time Into Executive Session: 5:54 PM*

*A motion was made by Commissioner Cloutier, seconded by Commissioner Caterina, that the Executive Session be APPROVED. The motion carried by the following vote:*

**Yes:** 5 - Chair Gorden, Vice Chair Smith, Commissioner Caterina, Commissioner Tyler, and Commissioner Cloutier

**No:** 0

*Time Out of Executive Session: 6:08 PM*

*A motion was made by Commissioner Cloutier, seconded by Commissioner Caterina, that the Executive Session be CONCLUDED. The motion carried by the following vote:*

**Yes:** 5 - Chair Gorden, Vice Chair Smith, Commissioner Caterina, Commissioner Tyler, and Commissioner Cloutier

**No:** 0

[25-096](#)

Adoption of Successor Collective Bargaining Agreement with the Cumberland County Teamsters Local 340 Law Enforcement 2025 - 2028. (Executive Session Optional Prior to Vote)

*A motion was made by Commissioner Cloutier, seconded by Vice Chair Smith,*

*that the Order be APPROVED. The motion carried by the following vote:*

**Yes:** 5 - Chair Gorden, Vice Chair Smith, Commissioner Caterina, Commissioner Tyler, and Commissioner Cloutier

**No:** 0

[25-095](#)

Appointment of the following elected officials to the County's 2025/26 Finance Committee for a three-year term from the following Districts; District 1, Jonathan Anderson; District 2, Connie Justice; and District 3, Karin Orenstein.

Commissioner Cloutier requested that potential Elected Officials from District 5 and District 4 may be submitted for finance committee membership. The Board agreed that the names read tonight and the names that may come forth would be approved.

*A motion was made by Vice Chair Smith, seconded by Commissioner Cloutier, that the Appointment be APPROVED WITH CONDITIONS. The motion carried by the following vote:*

**Yes:** 5 - Chair Gorden, Vice Chair Smith, Commissioner Caterina, Commissioner Tyler, and Commissioner Cloutier

**No:** 0

[25-097](#)

Authorize the establishment of a County Fire/EMS Advisory Committee.

County Manager Gailey explained that the Fire EMS Advisory Committee would advise the recently hired Regional Fire and EMS Coordinator on coordination with 28 towns fire departments on a variety of issues. The issues include hiring, training, mutual aid agreements, and collaborative purchasing of fire related or EMS equipment. Commissioner Smith stated that she approves of the establishment of the advisory committee as it addresses the rising costs of emergency services equipment. As budgets are tightened, this coalition will help with sharing resources and addressing training gaps.

Commissioner Cloutier stated that the advisory committee aligns with the timing of the new federal and state requirements. He mentioned that a lot of the communities rely on volunteers and that is becoming difficult. Chair Gorden added that new OSHA rules require certification for firefighters and many people in their 50s may not qualify.

*A motion was made by Commissioner Cloutier, seconded by Commissioner Caterina, that the Order be APPROVED. The motion carried by the following vote:*

**Yes:** 5 - Chair Gorden, Vice Chair Smith, Commissioner Caterina, Commissioner Tyler, and Commissioner Cloutier

**No:** 0

[25-098](#)

Appointment of the following Chief Fire Officers to the County Fire/EMS Advisory Committee.

*A motion was made by Commissioner Cloutier, seconded by Commissioner Caterina, that the Appointment be APPROVED. The motion carried by the following vote:*

**Yes:** 5 - Chair Gorden, Vice Chair Smith, Commissioner Caterina, Commissioner Tyler, and Commissioner Cloutier

**No:** 0

Commissioner Cloutier proposed an amendment to the list of appointments to include District 5, Portland Fire Chief Chad Johnston, as an appointment to the Fire and EMS Advisory Committee.

*A motion was made by Commissioner Cloutier, seconded by Vice Chair Smith, that the Appointment be APPROVED WITH CONDITIONS. The motion carried by the following vote:*

**Yes:** 5 - Chair Gorden, Vice Chair Smith, Commissioner Caterina, Commissioner Tyler, and Commissioner Cloutier

**No:** 0

[25-099](#)

Appointment of the following slate of Cross Insurance Arena Trustees to a three-year term.

County Manager Gailey explained that the terms of the board members would revert back to January 1st of 2025. There was a delay in the appointments while the state legislature approved the new districts for the Cross Insurance Arena Board of Trustees. The approved districts align with the districts of the County Commissioners.

*A motion was made by Commissioner Cloutier, seconded by Commissioner Tyler, that the Appointment be APPROVED. The motion carried by the following vote:*

**Yes:** 5 - Chair Gorden, Vice Chair Smith, Commissioner Caterina, Commissioner Tyler, and Commissioner Cloutier

**No:** 0

[25-100](#)

Authorize the County Manager to sign a 5-year lease with PowerPlay LLC (Maine Mariners Hockey)

County Manager Gailey explained that for the last eight months he and a subcommittee negotiated a new lease agreement with the Maine Mariners hockey team, the local ECHL team at the Cross Insurance Arena. The contract is a win-win contract for the hockey team, the county and the Cross Insurance Arena.

Commissioner Smith stated that the contract was a long road. She noted that it's nice to see a 5 year lease. Having the stability of a hockey team is important to the economic stability of Portland. She wished the team good luck.

*A motion was made by Commissioner Caterina, seconded by Commissioner Tyler, that the Order be APPROVED. The motion carried by the following vote:*

**Yes:** 5 - Chair Gorden, Vice Chair Smith, Commissioner Caterina, Commissioner Tyler, and Commissioner Cloutier

**No:** 0

25-101

Adopt the County Commissioners Public Participation Policy effective immediately.

The following individuals spoke about the adoption of the county's public policy: Todd Chretien, Portland; Brendan McQuade, Portland; Shoshana Hoose, Portland; George Rheault, Portland; Lucy Shulman, Portland; Ali Cleveland, Portland; and Rebecca, South Portland.

Commissioner Smith explained that the feedback that she received was that moving the public comment period to a later time would be more convenient. She reiterated that as an active listener, she welcomes the comment from the public. She has experience on both sides, as a speaker and as a listener. She explained that the goal of the policy is to learn and listen. Commissioner Caterina stated that she has served on the Scarborough Town council and is familiar with the process of public comment. She echoed Commissioner Smith that she welcomes public comment and welcomes written public comment as well. She supports the new policy. Commissioner Tyler stated that he has experience in testifying and is used to written testimony. He is open to the public comment forum style of meetings. Commissioner Cloutier stated that he previously served on the Portland City Council which had a strict policy on listening respectfully and disruptive audience members. He emphasized that everyone is entitled to an opinion, he encouraged the audience to be respectful during the meeting.

*A motion was made by Commissioner Caterina, seconded by Commissioner Tyler, that the Order be APPROVED. The motion carried by the following vote:*

**Yes:** 5 - Chair Gorden, Vice Chair Smith, Commissioner Caterina, Commissioner Tyler, and Commissioner Cloutier

**No:** 0

## COMMENTS FROM THE PUBLIC

The Board Chair will limit comments to three (3) minutes per speaker.

Chair Gorden shared that a workshop to discuss the housing of Federal ICE inmates would be held on September 29, 2025 at 5:30 PM.

Chair Gorden opened the public comment period at 6:47 PM.

The following individuals spoke regarding the Jail Inmate contract between Cumberland County and the Federal Government: : Mariella Jacome, Portland; Willie, Portland; Reverend Dr. James Gertmenian, Cumberland Foreside; Lucy Shulman, Portland; Rebecca, Portland; Nico Jacobs, Portland; Olivia Pennington, Portland; Johanna, Portland; Ali Cleveland, Portland; Miles, Portland; Daniel, Portland; Romana, Brunswick; Nikki Stener, Maine; Ernest, Portland; Kristen Shultz, Portland; and Micah, Portland.

## COMMENTS FROM THE EXECUTIVE STAFF

Finance Director Theresa Grover stated that the onsite audit had been completed over four days. The auditors went to the Courthouse and the Cross Insurance Arena. The new finance position was recently filled.

Sheriff Kevin Joyce spoke and stated that the jail continues to accept and hold inmates. He explained

that State statute dictates that correctional facilities cannot turn away arrested individuals regardless of a contract with another agency. He reiterated that all inmates are treated equally, they receive iPads for communication purposes, are provided meals, and have access to legal resources and visitors. He stated that currently 35% of the 59 inmates being held are from Portland that have stayed in Portland.

## **COMMENTS FROM THE COUNTY MANAGER**

County Manager Gailey explained that the proposed county budget would be on the October or November agenda to be remanded to the County Finance Committee for their approval. The Finance Committee starts the review process early so that the municipalities can plan their budget accordingly.

## **COMMENTS FROM THE COUNTY COMMISSIONERS**

Commissioner Cloutier discussed the upcoming workshop to gather diverse perspectives on immigration. The workshop should include representatives from the University of Maine Law School, ILAP, and the ACLU. The workshop would be an informed discussion about the outcome of ending the Federal contract with the jail. He appreciated that the public presented their views and information. Commissioner Cloutier shared that 500 children born in Portland in 2023 alone to undocumented parents. He stated that the children are citizens of the United States and of the State of Maine, and they should not have to lose their parents or lose their rights as citizens. Commissioner Cloutier stated that as a lawyer, he recognizes the complexity of immigration law and advised continued involvement from the public. He expressed concern that changing the contract would have little practical effect and could lead to a loss of control.

Commissioner Caterina spoke about how her grandfather was killed in Portland in the 1920s because he was an immigrant. She does not agree with ICE and believes that what they're doing is illegal. She echoed Commissioner Cloutier and discussed the need for a workshop on September 29 to gather information regarding the ICE contract. She suggested some public spaces to the public about where their efforts could be more effective. She noted public spaces near the detention center in Scarborough and the Customs and Border Patrol office in South Portland. She recommended writing to state legislatures, the Governor's Office, and to Federal Officials as well. She stated that the public could attend the workshop on September 29 to listen and learn.

Commissioner Tyler agreed with Commissioner Cloutier that a workshop is necessary. He emphasized that changing the law is a state-level issue that requires involvement with the legislature in Augusta. Trying to define the law independently could lead to legal troubles without a resolution.

Commissioner Smith stated that the goal of the workshop on September 29 is to educate all commissioners, ensure everyone is on the same page, and provide them with the necessary information to make an informed decision when voting. Commissioner Smith expressed appreciation for public comment. She said that she empathized with the public and stated that everyone is in their own marginal bubble if they think about who they might be. Not everyone is privileged based on potentially where they come from. She appreciated the stories about people's families, where they came from, and who they're voicing for. She thanked those who were voices for someone else. She emphasized the importance of community involvement and respectful dialogue. Commissioner Smith outlined specific areas of interest for the workshop including legal, contractual, financial, as well as data on the origins of individuals entering jails. Commissioner Smith explained the purpose for a workshop is to learn more about an issue before voting. She encouraged people to email with suggestions for organizations or individuals who should participate in the workshop to ensure a well-rounded conversation.

Chair Gorden spoke and stated that the board has been unable to come to a consensus on what to do

as they lack the information to make the decision. It's challenging because the state that has put forth laws with the best expectations of the people that have created them, and commissioners are required to support them. And its outcome might not be a solution that is desired. He stated that revoking the contract with ICE does not mean that the county cannot accept an ICE prisoner. It means that the county will house the ICE prisoner, and instead of those costs being supported by the federal government as a result of the contract, costs will have to come from the taxpayers. These are issues that the board is going to consider. He thanked the public for attending the meeting.

**Next Meeting: Monday, October 20, 2025**

## **ADJOURNMENT**

*At 7:56 PM a motion was made by Tom Tyler, seconded by James Cloutier, to ADJOURN the meeting. The motion carried by a unanimous vote.*