Greater Portland Metro Facilities Planning Committee
Wednesday, March 31, 2026 at 2:30 pm
(Approved June 22, 2026)

Member:	Municipality:	Role:	Status:
Paul Bradbury	Portland	Chair	Present
Josh Reny	South Portland	Member	Present
Hope Cahan	Falmouth	Member	Absent
Mayor Morse	Westbrook	Member	Absent
Ed Suslovic	Portland	Member	Present
Anna Bullett	Portland	Non-Voting Member	Present

Staff Present	Identified Members of the Public
Shelly Brooks – Chief Financial Officer Glenn Fenton – Executive Director Chad Heid – Chief Transportation Officer Mike Tremblay– Director of Transit Planning Megan Hannan– Director of Gov. Relations & Comm. Affairs Denise Beck– Marketing Manager Frank Susczcynski– Procurement Manager	Rosanne Lubeck- Labella Associates Douglas Teator- Labella Associates Kevin Rockey- Sowinski Sullivan

I. With a Quorum in place, this meeting was called to Order By: Josh Reny at: 3:00 pm

II. Public Comment:
No members of public were present.

III. This is the first meeting of this Committee- No minutes for approval:

IV. Valley/St. John Street Assessment
Doug Teator, Labella Associates, along with staff members Chad Heid and Glenn Fenton reviewed the current conditions of Metro's facility. Metro's bus order scheduled for delivery in June/July will place Metro over capacity for bus storage at the facility. Additionally, the facility would need significant capital improvements for future long term continued use. Labella reviewed the program needs, which estimates 166 vehicles by 2065.

V. Review of Alternative Analysis at Current Location

Doug Teator, Labella Associates, along with staff members Chad Heid and Glenn Fenton reviewed the alternative analysis at the current location. They presented Option A, which includes purchase and development of 151 St. John St and increases bus storage to 118. Option B expands on Option A to add the acquisition and development of the Cozy Harbor site. Option B would increase bus storage to 166 buses.

Paul Bradbury questioned whether staff considered the possibility of light rail with projections that far reaching? Glenn explained there would still be a need for buses to feed the light rail system.

Josh Reny asked staff if there is comparative analysis information as it relates to population growth projections and service expansions with peer agencies.

Anna Bullett asked if the maintenance bays were designed to accommodate articulated buses and where are the microtransit vehicles are being currently being serviced. Chad Heid explained the microtransit vehicles are being serviced inhouse, with some work being outsources. Staff will work with Labella Associates to incorporate articulated bus maintenance accommodations to bring back to the Committee at a future meeting.

Paul Bradbury questioned if constructions should be phased out communities are not paying on bonds for space that is not needed for 10,15,20 years? Glenn explained that we are currently over capacity for office space and staff/bus parking. Staff will continue analysis on phasing and bring additional information to a future Committee meeting.

Anna Bullett asked the benefits that would be provided by de-mapping Valley Street? Labella Associates and staff explained that it would add 60 Feet of right-a-way, allowing for more employee parking and reduce access points to the facility, two items that were listed as trade-offs to selecting an alternate site. Overall, it would significantly enhance the viability of this alternative.

VI. Evaluation of Alternative Sites

Doug Teator, Labella Associates, along with staff members Chad Heid and Glenn Fenton presented the considerations evaluating off site locations. Metro would need about 9 acres to move to an alternative location. Labella reviewed 40 properties, narrowed down to 9 for further consideration, and then further narrowed to 4 sites for deeper evaluation.

Ed: Where is the ideal geographical location for the location of the new facility. Glenn Fenton responded that most of the deadhead analysis will be modeled on current service and known, upcoming service expansions. Staff will provided this analysis to the Committee at a future meeting.

VII. Facility Funding Considerations

Doug Teator, Labella Associates, along with staff members Megan Hannan and Glenn Fenton reviewed the funding considerations Metro is evaluating for acquisition and construction of the new facility. Glenn discussed the importance of Maine Department of Transportation support for acquisition and construction of the new facility. Megan Hannah discussed Metro's application in February 2026 for the BUILD grant for planning and design related activities. Metro staff are preparing to submit applications for any and all federal NOFO that are applicable to the project.

VIII. Future Agenda Items

- Project Timeline
- Outcomes of Appraisals
- Funding Update
- Election of Vice Chair

IX. Upcoming Meetings:

- Finance Committee – April 1, 2026 at 3:00 pm
- Mkt/Coms Committee – April 8, 2026 at 3:30 pm
- Plan/Ops Committee – April 15, 2026 at 10:30 am
- Advocacy Committee – April 16, 2026 at 3:00 pm
- Executive Committee – April 22, 2026 at 3:30 pm
- Facility Planning Committee – TBD

X. Adjournment: Ed Suslovic motioned, Josh Reny seconded. Paul Bradbury adjourned the meeting at 3:58 pm.