

Facility Planning Committee

October 13, 2026 | 3:00 pm – 4:30 pm



Onsite:

Greater Portland Transit District
114 Valley Street, Conference Room A | Portland, ME 04102

Remote:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82510476360?pwd=ZEQf4fF8F4ZcRkw59st4OQoQby28fR.1>

Webinar ID: 825 1047 6360 | Passcode: 687652

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MEETING AGENDA

AGENDA ITEM	PRESENTER	ACTION or INFORMATION
1. Call Meeting to Order (3:00)	Paul Bradbury, Committee Chair	N/A
2. Public Comment (3:00-3:05) The Facility Planning welcomes public comment. For items NOT listed on this agenda, the chair will recognize speakers at this point on the agenda. For items on the agenda, the chair will recognize public comment following the staff presentation. There is a 3-minute time limit per speaker.	Paul Bradbury, Committee Chair	Information
3. Meeting Minutes (3:05-3:10) Review and approve meeting minutes from the September 1, 2026 Facility Planning Committee meeting.	Paul Bradbury, Committee Chair	ACTION
3. Final Alternatives Analysis (3:10-3:40) Metro's consultant will review the results response to the remaining open items related to the facility site alternatives analysis.	Doug Teator, Labella Associates	Information
4. Comparison of Alternatives (3:40-4:00) Staff will review the funding plan for property acquisition, design and construction of Metro's expanded operations and maintenance facility.	Glenn Fenton, Executive Director	Information
5. Recommendation (4:00-4:10) The committee may take action to recommend to Metro's Board of Directors selection of a specific site for expansion of its Operations and Maintenance Facility.	Glenn Fenton, Executive Director	ACTION

6. Future Agenda Items (4:10-4:15) Committee members may request future agenda items. <ul style="list-style-type: none"> • Report on environmental assessment • Update on grant funding awards 	Paul Bradbury, Committee Chair	Information
7. Upcoming Meetings (4:15-4:20) <ul style="list-style-type: none"> • Executive Committee – October 19, 2026, at 4:30 pm • Finance Committee – October 22, 2026, at 3:30 pm • Board of Directors – October 29, 2026, at 4:00 pm • Market/Coms Committee – November 4, 2026 at 3:30 pm • Advocacy Committee – November 12, 2026 at 12:30 pm • Planning & Ops Committee - Nov. 18, 2026 at 10:30 am • Facility Planning Committee – T.B.D. 	Paul Bradbury, Committee Chair	Information
8. Adjournment (4:20)	Paul Bradbury, Committee Chair	ACTION

As of November 9, 2022 Greater Portland METRO is holding meetings of the Board of Directors (and its committees) in hybrid format, both in person at METRO's offices and via webinar. The remote portions of all meetings are conducted in accordance with the requirements of [METRO's Remote Participation Policy](#) (adopted August 25, 2022) as well as LD 1772, PL 2022 Ch. 666, and 1 MRSA Chapter 13, Subchapter 1.



Greater Portland Metro Facilities Planning Committee

Tuesday, September 1 – 4:00 pm - 5:30 pm

DRAFT Meeting Minutes:

Member:	Municipality:	Role:	Status:
Paul Bradbury	Portland	Chair	Present
Josh Reny	South Portland	Member	Present
Hope Cahan	Falmouth	Member	Present
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	Douglas Teator – Labella Associates
Glenn Fenton – Executive Director	Rosanne Lubeck – Labella Associates
Chad Heid – Chief Transportation Officer	Kelly Freeman – Labella Associates
Megan Hannan – Dir. of Advocacy and Governmental Affairs	John Chaffee – Labella Associates
Denise Beck – Marketing Manager	

- 1. With a Quorum in place, this meeting was called to Order By: Paul Bradbury at 4:02pm**
- 2. Public Comment:**

Staff from Labella Associates attended the meeting. No other members of the public were present.
- 3. Meeting Minutes:**

The draft meeting minutes from the June 22, 2026 committee meeting were provided in the agenda packet. Ed Suslovic motioned to approve the meeting minutes as written, seconded by Josh Reny. The motion passed unanimously.
- 4. Project Recap**

Doug Teator summarized activities from previous meetings:

 - March 31, 2026 – Presentation of facility program and fleet projections, initial site options, and grant and funding strategy.
 - June 22, 2026 – Presentation of peer comparisons and fleet projections, Valley Street condition and environmental findings, and Mussey Rd. assessment and deadhead operational costs.

Requested action items from the June meeting included: completed appraisals, finalized growth projections, Metro's UST (underground storage tank responsibilities), Mussey Rd. concept plan, Valley St. phasing approach, and comparative analysis. Details of these items are included in the meeting information packet.

5. Comparison of Alternatives

Metro's consultant, Doug Teator of Labella Associates, presented a comparison of the two preferred alternatives for the future facility location. Brief comparisons are listed below. Additional information including: land costs, capital and ops costs, and permitting comparisons from the presentation are included in the meeting packet.

Alternative 1: Redevelop 114 Valley Street, Portland

- 114 Valley Street currently owned by Greater Portland Metro; 151 Valley Street is leased with option to buy.
- Estimated capacity: 108 buses
- Phased in financing and construction
- Environment concerns

Alternative 2: Relocate to 114 Mussey Road, Scarborough

- Sell property at 114 Valley Street and purchase property to build a new facility on Mussey Road in Scarborough. Property is currently available on the market.
- Estimated capacity: 119 buses.
- Finance required at the outset of the project (not phased in).
- Significant wetland coverage.
- Increased operating costs due to deadhead miles.
- Offsite improvements likely required: traffic signal, etc.

The presentation ended with a comparative analysis and review of key factors: cost, schedule, financing, site, disruptions to service, and unknowns (land values, fundraising, environmental/permitting, etc.). There was considerable conversation and questions from committee members. Staff from Labella Associates added to the discussion.

Discussion items included:

- Ed Suslovic noted that the property adjacent to the current GP Metro facility at 75 St. John Street (Cozy Harbor) is on the market and should be considered as a purchase if Alternative 1 is approved. Glenn Fenton said a third option (alternative) could include 75 St. John Street; but, should not preclude a decision on the information provided.
- Hope Cahan asked what factors would be considered if paratransit is added to Metro service in the future. Glenn Fenton said paratransit was not included in the original estimate; but, both facility options would have capacity to accommodate additional vehicles.

- Responsibilities and options for environmental concerns. Rosanne Lubeck noted that the storage tanks would need to be addressed regardless of which location was chosen.

Following a discussion on possible future service expansion and funding, Glenn Fenton said that the focus should be on capacity rather than the life estimate of the new facility.

Additional details comparing the two locations are included in the meeting information.

Following a lengthy discussion, **all committee members were in favor of recommending redeveloping the current facility at 114 Valley Street.**

6. Next Steps:

Metro staff reviewed the timeline and process for funding and land acquisition and will make a recommendation for the Board of Directors, at their October meeting, to move forward to remodel the Valley Street (current location).

Glenn Fenton said that staff has plans to meet with Maine Department of Transportation (MDOT) October 4 to discuss their funding commitment to the project, adding that a funding match is preferable.

7. Future Agenda Items

- Preferred Alternative Recommendation

8. Upcoming Meetings:

- Finance Committee – Sept. 9, 2026, at 1:00pm
- Market/Coms Committee – Sept. 9, 2026 at 3:30pm
- Planning & Ops Committee - Sept. 16, 2026 at 10:30am
- Executive Committee – September 30, 2026, at 3:30pm
- Facilities Committee – *First week of October*
- Board of Directors – October-22 (29) 2026, at 4:00pm

9. Adjournment:

Ed Suslovic motioned to adjourn the meeting; motion was seconded by Hope Cahan. Paul Bradbury adjourned the meeting at 5:22 pm.