

September 15, 2016

### Meeting Minutes

Re: Neighborhood Meeting for 415 Cumberland Ave, Portland, ME 04101

Andrew Kraus, manager of M&A Lowcountry Investments, LLC, welcomed those in attendance and called the meeting to order. Kraus then delivered an overview of the proposed redevelopment of the building and showed boards of interior and exterior plans, and explained the historical significance of the building in its role as Portland's primary post office and then host to the first Women's Professional Club in Maine. Kraus then explained the proposed redevelopment of the building to include creating 4 residential apartments and a commercial office space. The redevelopment will also add an elevator to the commercial side of the building and a rooftop deck.

The meeting was then opened to Q&A. Those in attendance asked the following questions and Kraus provided answers.

**Question: What type of commercial businesses will occupy the space?**

Answer: It is likely to be a mix of professional service providers and people/businesses looking for a shared workspace environment.

**Question: What materials will be used on the exterior of the building? Any changes?**

Answer: The brick portion of the building will remain the same. The portion of the building that is currently sided in wood will be altered. The wood siding will be replaced by a muted color Hardi Plank clapboard siding.

**Question: What will happen to the cupola?**

Answer: That will remain largely the same. There will be a visible addition of an elevator cap next to the cupola.

**Question: Will any residential units be affordable housing?**

Answer: No. All 4 will go for market rate.

**Question: Will residential folks be able to access commercial space and vice-a-versa?**

Answer: Only for emergency egress purposes (unless a resident is also a tenant in the commercial space or vice-a-versa).

**Question: Will there be rooftop gardens?**

Answer: This hasn't been determined but it's a great suggestion.

With the Q&A over, those in attendance expressed excitement for the revitalization of the building. Kraus thanked everyone for their support and for attending the meeting. Kraus then called the meeting to a close.