

City Council Workshop

Agenda Item #4

September 25, 2017

Review of Upcoming Workshop Items

This item is brought forward to discuss upcoming City Council Workshop Items. This discussion is done on a monthly basis.

As of the deadline, only one new workshop item proposal has been brought forth by a City Councilor. Attached please find a proposal from Councilor Rose, which at least one other Councilor will need to agree to in order for this to be added as a future workshop item. Assuming there is another Councilor who does so, staff is asking for Council to assign a date to this item.

We will also review outstanding items on the workshop list and determine future workshop dates for these items, as possible.



City Manager

### 2017 Workshop Dates & Items

<u>Workshop Date</u>	<u>Agenda Item</u>	<u>Date Added</u>	<u>Sponsor(s)</u>	<u>Staff Assigned</u>
10/11/2017	Guidelines for Short-Term Rentals/AirBnB	8/28/2017	Henderson	Haeuser
10/30/2017	Review of Upcoming Workshops			
11/13/2017	Mayoral Caucus	8/28/2017	Council	N/A
11/27/2017	Review of Upcoming Workshops			
12/11/2017				
12/27/2017	City Council Committee Assignment Review of Upcoming Workshops	Yearly		





City Council

Workshop Proposal Form

Date Submitted: 9/14/2017

Title: "Third way" proposal for repurposing the South Portland real estate and infrastructure holdings of Portland-Montreal Pipeline (PMPL) (doing business in South Portland as Portland Pipeline Corp. [PPLC]).

Sponsored by Councilor(s) Eben Rose

Nature of Proposal:  Information Exchange or  Possible Council Action

If Possible Action:  Resolve  Order  Ordinance

Summary/Description: This Resolve is to open negotiations directly with the executive and board leadership at Suncor, Shell, and Imperial/Exxon, with a proposal for repurposing PMPL real estate holdings in South Portland.

As background, PMPL's 75-year-old business model is drying up due to market forces, and its South Portland holdings are idling as a result with little prospect of resuscitation. PMPL argued recently in Federal Court that their plan for reversing the flow and exporting oil from Casco Bay should be protected at 1% probability of occurring. Such a stranded asset is of no use to anyone– not to the employees of PPLC, not to the parent corporations or their investors, and not for the sustainability goals of the City of South Portland. Win or lose in court, PPLC will need a nudge forward.

This Resolution will build upon language used by PMPL's respective parent companies Suncor, Shell, and Imperial/Exxon that describes these companies' long-term commitments to sustainability and to engagement with the communities in which they operate (see notes on next page); the Resolution will propose a redevelopment strategy and revenue model within this context that can appeal to investors in these companies in accordance with City's own sustainability goals.

Presentation of this Resolution includes a vision for reinvestment/repurposing of four asset classes:

(1) The pipeline itself, which can be repurposed as a conduit for high voltage power transmission lines such as to serve Hydro-Quebec. (<5 minutes)

(2) The Hill St. tank farm and current HQ for PPLC– proposed to house a newly established sustainability research facility. This R&D facility can include lab and

office space and visitors' center possibly occupying repurposed emptied and cleaned oil tanks. (12-15 minutes)

(3) The Shipyard District holdings can accommodate mixed-use, including adaption of Pier #2 to serve as cruise ship dockage with existing underground pipelines capable of tying into the municipal wastewater treatment facility. (5-7 minutes)

(4) Existing PPLC talent can be directed toward the technical and management opportunities this new direction will take. It is a win-win. (<2 minutes)

Is it time-sensitive?       No       Yes      Deadline: none

However, the opportunities to make lasting accord within the community are always timely.

Workshop Preparation Requested (i.e. staff presentation, guest speaker(s), Council discussion only, etc.):

TBD. This is a big topic with many parts to be presented and possibly extended public comment. It should probably stand alone as a workshop.

#### NOTES:

##### SUNCOR

“Leadership is needed to unify a global vision of an energy future that is progressive, yet practical; ... we aim to provide investors and other stakeholders with insight into how we see the energy transition unfolding ...under a scenario where policy and technology cause oil demand destruction sooner...” – Steve Williams, Suncor CEO

from Suncor’s Climate Report: Resilience through Strategy, 2015, <https://sustainability.suncor.com/2017/pdf/Climate-Report-EN.pdf>

##### IMPERIAL OIL

“Imperial is committed to operating in an environmentally responsible manner everywhere we do business. We seek to balance a scientific understanding of the environmental impact of our operations with the social and economic needs of the communities in which we operate.” [www.imperialoil.ca/en-ca/company/environment](http://www.imperialoil.ca/en-ca/company/environment), retrieved 9-8-2017

##### SHELL

“We advocate that businesses, governments and civil society work together to shape a more sustainable energy future ... [where,] in the coming decades, more and cleaner energy will be needed for economic development in the face of growing environmental pressures.” <https://reports.shell.co/sustainability-report/2016/introduction/how-sustainability-works-at-shell.html>, retrieved 9-8-2017