



**February 2, 2026, Update**

**A Win–Win Path Forward for the Future for the Hill Street Tank Farm**

For more than eighty years, South Portland has borne the environmental, safety, and land-use burden of hosting the Portland–Montréal pipeline and the Hill Street Tank Farm. During World War II and for decades afterwards, this infrastructure was critical to Canada’s energy security, allowing crude oil to reach Montréal-area refineries when other routes were unsafe or unavailable. The economic benefits of this system flowed largely to Canada, while South Portland accepted significant land-use constraints, environmental risk, and long-term uncertainty.

That historic role deserves recognition and a responsible transition. Today, the pipeline system is largely idle, yet the burden on the host community remains.

In 2020, Suncor became the sole owner of the Portland–Montréal pipeline system and the Hill Street Tank Farm. The facility now operates at approximately three percent of capacity and functions primarily as backup storage, not as a meaningful profit center. As a result, Suncor rarely acknowledges the site publicly, addressing it only through required regulatory filings. This silence reflects the site’s limited importance to Suncor, not its continuing importance to South Portland.

Despite minimal use, the City continues to face ongoing environmental risk, visual blight, and the loss of substantial property tax revenue that could be generated through productive redevelopment. Multiple tanks are out of service, and the infrastructure no longer plays a strategic role for Canada as it once did. South Portland is not asking for special treatment. It is asking to responsibly close this chapter and plan for the future.

In early 2026, Suncor reported a record-breaking year, delivering more than \$100 billion in value to shareholders and significantly strengthening its balance sheet. These results demonstrate disciplined corporate decision-making. The City's question is simple and reasonable: if Suncor can deliver record returns, why can it not engage with its host community to resolve the future of a nearly idle, high-risk facility through a mutually beneficial outcome?

**The opportunity is substantial. If the Hill Street Tank Farm were redeveloped to support approximately 1,000 housing units, and each unit generated a conservative average of \$4,000 per year in property taxes, the site could produce \$4 million in new, recurring annual revenue. This figure is conservative and could be higher depending on development mix. This projected level of property taxes is double the assessed valuation of the Maine Mall, LLC, bringing into the city double the taxes paid by the Maine Mall.**

South Portland does not need to purchase the site or finance the cleanup to achieve this outcome. The Everett, Massachusetts redevelopment model demonstrates a viable path forward. In Everett, the City did not buy the former tank farm or co-invest in remediation. Instead, it guided redevelopment through zoning, land-use authority, and negotiated agreements, while a private owner assumed cleanup and development risk with support from state remediation and liability tools. South Portland can pursue a similar approach.

**The next step is straightforward. Suncor and the City must meet to discuss goals, constraints, and potential pathways forward in 2026. Without engagement, Suncor will continue operating under its five-year license at minimal capacity, while tanks, pipelines, and risks continue to age. Under current state licensing rules, this status quo will remain in place.**

That outcome serves neither Suncor nor South Portland. A direct, good-faith negotiation offers the opportunity to reduce long-term risk, unlock community value, and reach a responsible, forward-looking solution that reflects shared interests.

## **Take Action**

**E-mail the City Council.**

**<https://www.southportland.gov/411/City-Council>**