



**MARCH SPRING UPDATE – [TosstheTanks.com](http://TosstheTanks.com)**

We believe the Toss the Tanks initiative is entering a new and critically important phase.

We are at a turning point. Toss the Tanks has been laser focused upon the removal and redevelopment of the Hill Street Tank Farm.

At this stage, the project requires clear municipal leadership. Only the City has the authority, capacity, and standing to lead and coordinate a redevelopment effort of this scale and complexity.

We offer these thoughts in a constructive spirit and with confidence that the City has the support of both the City Council and the community at large. We are proud of what has been accomplished so far, and we believe the time is right for City government to lead this effort to the finish line. Toss the Tanks will remain active as a monitoring and informational resource as this critical project moves into implementation.

**Important Next Steps for the City to undertake:**

- The city manager should identify a Department, and the point person in the department, who will be in charge of advancing the redevelopment of the Hill Street Tank Farm.
- The City needs to ensure consistent, effective communication with Suncor, particularly with respect to laying the groundwork for a successful, win-win negotiated outcome. A follow-up letter needs to be sent to Suncor quickly.
- The City must maintain clear and ongoing communication with neighborhoods affected by this major redevelopment effort. A planning process with the community (both the immediate community and the larger community) should be started with a goal to develop a concept plan that can be taken to investors.

- The City takes responsibility for identifying and engaging private-sector financial partners who may have an interest in the project. Given the complexity of the site, multiple investors may ultimately be involved.
- The City needs to partner with appropriate State and Federal officials to address remediation requirements once the tanks are removed, including the scope, cost, and financing of cleanup. The Everett model offers important guidance in this area.

### **Why City Leadership Is Critical:**

#### **1. Tax Base Expansion**

The City faces increasing fiscal pressures, including major municipal capital needs. Redevelopment of the Hill Street Tank Farm represents one of the most significant remaining opportunities to materially expand South Portland's tax base.

#### **2. Implementation of the Comprehensive Plan 2040**

Only the City can formally communicate that large-scale oil tank storage is no longer the preferred long-term use of this land. This policy direction must be conveyed directly to Suncor as the property owner.

#### **3. Official Liaison Role**

Communication with Suncor, transmission of City-endorsed redevelopment concepts, and signaling of legitimate private-sector interest are inherently municipal responsibilities

#### **4. Market Signaling**

Early expressions of private-sector interest must be acknowledged, documented, and strategically leveraged to catalyze negotiations and momentum.

#### **5. Use of Tax Increment Financing**

Tax Increment Financing will likely be an essential tool for supporting infrastructure and other public investments necessary for successful redevelopment of the Hill Street Tank Farm.

### **Role of Toss the Tanks Going Forward**

- Toss the Tanks has played a central role in building awareness, community support, and momentum for this effort.
- However, Toss the Tanks is not, and does not seek to become, an implementing organization.
- As the City's role expands, Toss the Tanks' role will evolve accordingly but will not include implementation responsibilities. We will continue to serve as a monitoring and informational resource, helping keep the public informed about progress and challenges. We can also assist with research or background work if requested by the City or the community.

We respectfully urge the City to step into that leadership role and carry this effort forward to completion. If you have questions, contact Tim Honey, [Stephen.t.honey@gmail.com](mailto:Stephen.t.honey@gmail.com)