

KATE SNYDER (MAYOR)
PIOUS ALI (A/L)
APRIL FOURNIER (A/L)
ROBERTO RODRÍGUEZ (A/L)



ANNA TREVORROW (1)
VICTORIA L. PELLETIER (2)
REGINA L. PHILLIPS (3)
ANDREW ZARRO (4)
MARK N. DION (5)

CITY COUNCIL MEETING - JANUARY 4, 2023 AT 5:00 PM

The Portland City Council will hold a City Council Meeting in Council Chambers. The Honorable Kate Snyder, Mayor, will preside.

To submit written public comment on an agenda item, email publiccomment@portlandmaine.gov. Submissions must be received by 12:00 pm the day before the Council meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the order number (see below).

REMOTE ACCESS INFORMATION:

The City Council will conduct this meeting from Council Chambers, located on the second floor of City Hall. The public may attend the meeting in person, however space in Council Chambers is limited. The public is therefore strongly encouraged to participate remotely via Zoom pursuant to the Remote Meeting Policy adopted by the Portland City Council. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting.

For public comment via Zoom, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/84536489671?pwd=R0NHMmlyRXdPWXVKYUNYdDBoVIU3UT09>

Or Telephone: US: +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968

Webinar ID: 845 3648 9671

Passcode: 649486

PLEDGE OF ALLEGIANCE:

ROLL CALL:

5:00 P.M. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS:

ANNOUNCEMENTS:

RECOGNITIONS:

SPECIAL MEETING:

Special Meeting of the Corporator of the Portland Development Corporation

Pursuant to the bylaws of the Portland Development Corporation (PDC), the Portland City Council, as Corporator of the Portland Development Corporation, shall hold its annual meeting in the month of September each year or at a special meeting.

This year's Special Annual Meeting Agenda includes Accepting the PDC Fiscal Year 2022 Activity and Financial Reports.

PDC Fiscal Year 2022 Activity and Financial Reports

During Fiscal Year 2022, ending June 30, 2022, the PDC invested \$1,485,250 in 86 businesses. This includes 3 commercial loans totaling \$425,250; a Brownfield Loan of \$200,000; a Brownfield Grant of \$200,000; 5 COVID-19 loans totaling \$40,000; 5 COVID-19 Microenterprise Grants totaling \$17,500; 51 COVID-19 ARPA Microenterprise Grants totaling \$272,500; and 20 Business Assistance Grants for Job Creation totaling \$330,000.

APPROVAL OF MINUTES OF PREVIOUS MEETING:

City Council Meeting-December 19, 2022

PROCLAMATIONS:

Proclamation 11-22/23 Recognizing Reverend Dr. Martin Luther King, Jr. Day - Sponsored by Kate Snyder, Mayor

APPOINTMENTS:

Order 118-22/23 Appointing Duane Cote Constable for 2023 - Sponsored by Danielle P. West, Interim City Manager

This order appoints Duane Cote, from the Permitting and Inspections Department, a Constable for 2023, in order to enforce City Code provisions for business licensing, rental housing, building, electrical and plumbing codes.

This appointment is effective from 12:01 a.m. on January 1, 2023 until 12:00 midnight, December 31, 2023, and is made pursuant to Portland City Code, Sections 2019 and 2019.5. Constables are not allowed to carry a firearm, concealed or unconcealed, in the performance of their duties, or to make arrests or issue parking tickets.

Five affirmative votes are required for passage after public comment.

Order 119-22/23 Appointing Gynt Grube Interim Assessor - Sponsored by Danielle P. West, Interim City Manager

Gynt Grube was appointed Interim Assistant Assessor by Order 63-22/23 on September 19, 2022. With the resignation of the previous assessor now submitted, this order appoints Gynt Grube as Interim Assessor, while a search process is undertaken to appoint a permanent Assessor.

Five affirmative votes are required for passage after public comment.

COMMUNICATIONS:

Communication 21-22/23 Regarding In-Person Meetings with Remote Participation - By Jessica Grondin, Director of Communications and Digital Services

As a communication this item requires no public comment or formal Council action.

UNFINISHED BUSINESS:

Order 117-22/23 Approving and Appropriating \$3,257,004 in Housing Trust Funds and \$1,000,000 in American Rescue Plan Act Funds for the Avesta Housing Winchester Woods Affordable Housing Project - Sponsored by Danielle P. West, Interim City Manager

This order would approve and appropriate a total of \$4,257,004 to Avesta Housing's purchase of a 48-unit rental housing development called Winchester Woods, located in the East Deering neighborhood on Sherwood and Dalton Streets. Avesta intends to purchase the development when construction is completed and provide 48 asylum-seeking families with housing.

The development includes four 12-unit buildings, each comprised of six one-bedroom and six two-bedroom apartments. Construction on all the buildings is estimated to be completed by the beginning of 2023. Avesta will partner with local and state agencies, including MaineHousing, the City's Health and Human Services Department, Prosperity Maine, Greater Portland Family Promise, and Project Home to identify and provide housing and services for those families most in need.

According to Avesta, Maine Housing is restricting 20% (10 units) of the units at 50% of area median income (AMI) for 30 years. Avesta has agreed to an affordability requirement for 28 units at 80% of the area median income, which includes the current owner's inclusionary zoning requirements (12 units at 80% AMI). Winchester Woods is currently under construction by a private developer as a market-rate rental housing development. As such, 25% of the units must be affordable to households at or below 80% of the area median income (1-person \$62,550, 2-person \$71,500, 3-person \$80,450 and 4-person \$89,350). Long-term (90 years), these units will remain affordable to families earning 80% of the area median income or less.

To facilitate the purchase of this property, Avesta is seeking financial assistance from MaineHousing, Cumberland County, and the City of Portland.

The State of Maine has provided a preliminary commitment to pay for two years of rental assistance for all 48 units. In response to feedback provided by the Council at a workshop on September 22, 2022, City staff have identified \$3,257,004 in funding from the Jill C. Duson Housing Trust Fund and \$1,000,000 from the first tranche of American Rescue Plan funding for this project.

This item must be read on two separate days. It received its first reading on December 19, 2022. Staff had previously requested emergency passage, and seven affirmative votes are required for passage as an emergency after public comment.

ADJOURNMENT: