

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)

SPECIAL CITY COUNCIL MEETING - MARCH 27, 2023 AT 4:30PM

The Portland City Council will hold a City Council Meeting by Remote Technology. 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:

In accordance with the Remote Meeting Policy adopted by the Portland City Council, the City Council will conduct this meeting remotely. The public may attend and/or participate only remotely via Zoom.

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/84798832475?pwd=VDFzQjRRMGNXclBicm1lUm95SHphZz09>

Passcode: 294734

Or One tap mobile :

US: +13052241968,,84798832475#,,,,*294734# or +13092053325,,84798832475#,,,,*294734#

Or Telephone:

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US: +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847

Webinar ID: 847 9883 2475

Passcode: 294734

International numbers available: <https://portlandmaine-gov.zoom.us/j/84798832475?pwd=VDFzQjRRMGNXclBicm1lUm95SHphZz09>

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS:

APPROVAL OF MINUTES OF PREVIOUS MEETING:

City Council Meeting Minutes- March 20, 2023

COMMUNICATION:

**Communication 28 -22/23 Regarding the Temporary/Emergency Housing Plan -
Danielle P. West, Interim City Manager**

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

ADJOURNMENT:

ZOOM 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/89911473409?pwd=NllpZXRiWms3Nm9HQTNwaVZSWHlhZz09>

Passcode: 115765

Or One tap mobile :

US: +19292056099,,89911473409#,,,*,115765# or +13017158592,,89911473409#,,,*,115765#

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Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468

Webinar ID: 899 1147 3409

Passcode: 115765

International numbers available: <https://portlandmaine-gov.zoom.us/j/koJo6UgHX>

PLEDGE OF ALLEGIANCE:

Mayor Snyder led all present in the Pledge of Allegiance.

ROLL CALL:

Mayor Snyder called the meeting to order at 5:08pm.

City Councilors Present: Councilor Fournier, Councilor Rodriguez, Councilor Dion, Councilor Ali, Councilor Zarro, Councilor Trevorrow (Via Zoom), Councilor Pelletier, Councilor Phillips, Mayor Snyder.

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

Mayor Snyder opened the floor for public comment. The following individuals spoke:

Steven Scharf (Brackett Street), George Rheault (Hanover Street)

ANNOUNCEMENTS:

No announcements were made.

RECOGNITIONS:

Recognizing Pihcintu chorus' bronze award at the Anthem Awards - Pious Ali, Councilor

This item was postponed to a future meeting.

Recognizing Teresa Valliere, Founder of Friends of Woodfords Corner, as Maine Development Foundation's 2022 Downtown Hero - Kate Snyder, Mayor

Mayor Snyder recognized Teresa Valliere, Founder of Friends of Woodfords Corner, as Maine Development Foundation's 2022 Downtown Hero.

APPROVAL OF MINUTES OF PREVIOUS MEETING:

Minutes from the City Council Meeting of March 6, 2023

Motion was made by Councilor Phillips and seconded by Councilor Zarro for approval of the City Council Meeting minutes, March 6, 2023. Passage 9-0.

PROCLAMATIONS:

Proclamation 15-22/23 Recognizing April 2023 as Genocide Awareness and Prevention Month - Sponsored by Kate Snyder, Mayor

Mayor Snyder read Proclamation 15-22/23, Recognizing April 2023 as Genocide Awareness and Prevention Month into the record.

Proclamation 16-22/23 Recognizing April 2023 as Arab American Heritage Month - Sponsored by Kate Snyder, Mayor

Councilor Ali read Proclamation 16-22/23, Recognizing April 2023 as Arab American Heritage Month into the record.

Proclamation 17-22/23 Recognizing April 1-7, 2023 as The Week of the Young Child - Sponsored by Kate Snyder, Mayor

Mayor Snyder read Proclamation 17-22/23, Recognizing April 1-7, 2023 as The Week of the Young Child into the record.

Proclamation 18-22/23 Recognizing April 3-9, 2023 as National Public Health Week - Sponsored by Kate Snyder, Mayor

Mayor Snyder read Proclamation 18-22/23, Recognizing April 3-9, 2023 as National Public Health Week into the record.

CONSENT ITEMS:

Order 150-22/23 Declaring August 6 to 9, 2023 the Circus Smirkus at Payson Park Festival - Sponsored by Danielle P. West, Interim City Manager

*Orders 150 & 151 were read together, public comment and council vote were taken together.

Motion was made by Councilor Rodriguez and seconded by Councilor Ali for passage. Passage 9-0.

Danielle West (Interim City Manager) gave an overview of this item.

Mayor Snyder opened the floor for public comment. The following individuals spoke: Devon Green (No address given), Steven Scharf (Brackett Street), Councilor Rodriguez, Andy Dow (Parks and Recreation Department), Eric Hager (Portland Ovarions), Councilor Fournier, Councilor Dion, Danielle West (Interim City Manager)

Order 151-22/23 Declaring June 11, 2023 the Resurgam Music Festival - Sponsored by Danielle P. West, Interim City Manager

*Orders 150 & 151 were read together, public comment and council vote were taken together.

Motion was made by Councilor Rodriguez and seconded by Councilor Ali for passage. Passage 9-0.

Danielle West (Interim City Manager) gave an overview of this item.

Mayor Snyder opened the floor for public comment. The following individuals spoke: Devon Green (No address given), Steven Scharf (Brackett Street), Councilor Rodriguez, Andy Dow (Parks and Recreation Department), Eric Hager (Portland Oventions), Councilor Fournier, Councilor Dion, Danielle West (Interim City Manager)

LICENSES:

Order 152-22/23 Granting Municipal Officers' Approval of One City Wine Academy Inc, dba Citrus. Application for Class A Lounge with Indoor Entertainment and Outdoor Dining on Private Property at 1 City Center - Sponsored by Danielle P. West, Interim City Manager

Motion was made by Councilor Ali and seconded by Councilor Rodriguez for passage. Passage 8-0. (Councilor Fournier stepped out)

Danielle West (Interim City Manager) gave an overview of this item.

Mayor Snyder opened the floor for public comment. The following individuals spoke: Mark Olsen (Owner of Citrus), Zach Lenhart (Business Licensing Manger)

Order 153-22/23 Granting Municipal Officers' Approval of Cera LLC, dba Cera. Application for Class III & IV FSE with Outdoor Dining on Public Property at 1 Monument Square, STE 103 - Sponsored by Danielle P. West, Interim City Manager

Motion was made by Councilor Ali and seconded by Councilor Rodriguez for passage. Passage 8-0. (Councilor Fournier stepped out)

Danielle West (Interim City Manager) gave an overview of this item.

Mayor Snyder opened the floor for public comment. No one spoke.

COMMUNICATIONS:

Communication 27-22/23 Regarding Staff Implementation of LD 2003 (An Act To Implement the Recommendations of the Commission To Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions) - Christine Grimando, Director of Planning & Urban Development

Christine Grimando gave an update regarding staff implementation of LD 2003 (An Act To Implement the Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions).

As a communication, this requires no public comment or formal council action.

RESOLUTIONS:

Resolution 7-22/23 Adopting the Fiscal Year 2023-2024 Housing and Community Development Annual Action Plan including Appropriations for the Community Development Block Grant, HOME, and Emergency Solutions Grant Programs and Certifications Pertaining Thereto - Sponsored by Danielle P. West, Interim City Manager

Motion was made by Councilor Rodriguez and seconded by Councilor Ali for passage.
Passage 9-0.

Lawsen Condrey (Chair of CDBG) gave an overview of this item.

Mayor Snyder opened the floor for public comment. The following individuals spoke:

Victoria Morales (Exec Director of Quality Housing Coalition), Andrew Bove (Social Worker at Preble Street)

UNFINISHED BUSINESS:

Order 147-22/23 Authorizing General Obligation Bonds to Finance a Portion of the City's Fiscal Year 2024 Capital Improvement Program in an Amount not to Exceed \$17,455,000 - Sponsored by the Finance Committee, Mark Dion, Chair

*Orders 147, 148, and 156 were all read together. Public comment was taken on all three orders, Council voted separately on each item.

Motion was made by Councilor Dion and seconded by Councilor Zarro for passage.

Passage 9-0.

Councilor Dion (Finance Committee Chair) gave an overview of this item.

Mayor Snyder opened the floor for public comment. The following individuals spoke:

Steven Scharf (Brackett Street), Anne Webber (Great Diamond Island), CJ Opperhouser (Friends of Congress Square), George Rheault (Hanover Street), David Lacse (8 High Street), Councilor Rodriguez, Councilor Dion, Mayor Snyder, Councilor Phillips, Councilor Fournier, Councilor Ali, Councilor Trevorow, Danielle West (Interim City Manager), Brendon O'Connell (Finance Director)

Order 148-22/23 Appropriating Bond Proceeds and other Funds in an Amount not to Exceed \$24,530,000 for the City's Fiscal Year 2024 Capital Improvement Program - Sponsored by the Finance Committee, Mark Dion, Chair

*Orders 147, 148, and 156 were all read together. Public comment was taken on all three orders, Council voted separately on each item.

Motion was made by Councilor Dion and seconded by Councilor Rodriguez for passage.

Passage 9-0.

Councilor Dion (Finance Committee Chair) gave an overview of this item.

Mayor Snyder opened the floor for public comment. The following individuals spoke:

Steven Scharf (Brackett Street), Anne Webber (Great Diamond Island), CJ Opperhouser (Friends of Congress Square), George Rheault (Hanover Street), David Lacse (8 High Street), Councilor Rodriguez, Councilor Dion, Mayor Snyder, Councilor Phillips, Councilor Fournier, Councilor Ali, Councilor Trevorow, Danielle West (Interim City Manager), Brendon O'Connell (Finance Director)

Order 149-22/23 Amendment to Zoning Map Re: IM-b Industrial-Moderate Impact on Industrial Way - Sponsored by the Planning Board, Maggie Stanley, Chair

Motion was made by Councilor Fournier and seconded by Councilor Zarro for passage.

Passage 9-0.

Maggie Stanley (Planning Board Chair) gave an overview of this item.

Mayor Snyder opened the floor for public comment. The following individuals spoke:

Kelly Mason (Sebago Technics), Sean Diffley (Engineer Director for Allagash), George Rheault (Hanover Street)

ORDERS:

Order 154-22/23 Approving the HOME American Rescue Plan Allocation Plan - Sponsored by the Housing and Economic Development Committee, Councilor Pious Ali, Chair

Motion was made by Councilor Rodriguez and seconded by Councilor Zarro for passage. Passage 9-0.

Mary Davis (Interim Director of Economic Development) gave an overview of this item.

Mayor Snyder opened the floor for public comment. The following individuals spoke:

George Rheault (Hanover Street), Mayor Snyder

Order 155-22/23 Approving the Rules of the Rent Board - Sponsored by Danielle P. West, Interim City Manager

Motion was made by Councilor Rodriguez and seconded by Councilor Zarro for passage as an emergency. Passage 9-0. Item passed as emergency.

Elliot Simpson (Rent Board Chair) gave an overview of this item.

Mayor Snyder opened the floor for public comment. The following individuals spoke:

Buddy Moore (95 Welch Street), Matt Walker (655 Congress Street), Councilor Dion, Councilor Rodriguez, Mayor Snyder, Michael Goldman (Corporation Counsel)

Order 156-22/23 Accepting and Appropriating a \$39,270 Donation for the Reconstruction of the Basketball Court on Great Diamond Island - Sponsored by Danielle P. West, Interim City Manager

*Order 156 was taken out of order. Orders 147, 148, and 156 were all read together.

Public comment was taken on all three orders, Council voted separately on each item.

Motion was made by Councilor Rodriguez and seconded by Councilor Fournier for passage. Passage 9-0.

Councilor Dion (Finance Committee Chair) gave an overview of this item.

Mayor Snyder opened the floor for public comment. The following individuals spoke:

Steven Scharf (Brackett Street), Anne Webber (Great Diamond Island), CJ Oppenheimer (Friends of Congress Square), George Rheault (Hanover Street), David Lacse (8 High Street), Councilor Rodriguez, Councilor Dion, Mayor Snyder, Councilor Phillips, Councilor Fournier, Councilor Ali, Councilor Trevorrow, Danielle West (Interim City Manager), Brendon O'Connell (Finance Director)

Order 157-22/23 Setting an Election Date on a Citizen Initiative Amendment to the Portland City Code Re: an Act to Improve Tenant Protections - Sponsored by Ashley Rand, City Clerk

Motion was made by Councilor Fournier and seconded by Councilor Trevorrow for passage. Passage 9-0, as amended.

Mayor Snyder and Ashley Rand (City Clerk) gave an overview of this item.

***Motion made by Councilor Phillips and seconded by Councilor Ali to amend the Council order and provide a competing measure. Competing language is available in the council packet. Motion failed 3-6. (Yes: Councilor Trevorrow, Councilor Pelletier, Councilor Phillips, No: Councilor Fournier, Councilor Rodriguez, Councilor Dion, Councilor Ali, Councilor Zarro, Mayor Snyder)** Mayor Snyder opened the floor for public comment. The following individuals spoke:

Rodina Grabeze (25 Clifton Street), Leo Hilton (3 Salem Street), Zarra Cain (Westbrook), Emily Manter (Cumberland Ave), Chase Zedlock (Congress Street), Jonathan Culley (Owner Redfern Properties), Stasha Berzinsky (Congress Street), Jamie Clark (60 Brackett Street), Camile Alward (Vesper Street), Elizabeth Frasier (Commercial Street)
Grayson Lookner (Warwick Street & State Representative, Portland), Madeline Macomber (Deering Ave), Dillion (Grant Street), Hadrien Hayfield (District 2), Rosie Boise (Morning Street),
Matt Walker (655 Congress Street), Katie Wilson (Hill Street/District 2), Winston Lumpkins (Waterville Street) Bobby Cope (Congress Street), Tyler Matz, (Salem Street/District 2), Wes Pelletier (Congress Street), Rose Greeley, (Portland Landlord), Glenn Galick (Hill Street), Jenna Lutz (Libby Town), Rebecca Starr (Melbourne Street), Norrie Hilton (No address given), Sarah Loudon (Park Ave), Harlin Baker (44 Mint Street), Sara Mckee (Realtor in Portland and Property Owner), Spencer Mcloughlin (Washington Ave), Buddy Moore (Rent Board), John Watts (Roberts Street), Howa (Park Ave), Damen Yackovat (Bolton Street), Amelia Keehler (District 2), Joe Luciano (Property Owner), Eli (Cumberland Ave), Brit Vitalius (RHA), Alan Levy
Council Comment: Councilor Zarro, Councilor Fournier, Councilor Dion, Councilor Trevorrow, Councilor Rodriguez, Councilor Philips, Mayor Snyder, Councilor Pelletier, Councilor Ali

***Motion made by Councilor Zarro and seconded by Councilor Rodriguez to Amended Title and first sentence of the Summary Language to read : "An Act to Amend Rent Control and Tenant Projections". Passage 9-0**

The following individuals spoke on the amendment: Michael Goldman (Corporation Counsel), Daneille West (Interim City Manager), Mayor Snyder, Councilor Zarro, Councilor Fournier

***Motion was made by Councilor Dion and seconded by Councilor Dion to strike the last sentence of the summary language as follows: "The Act also brings Portland's rent stabilization into alignment with most local and national rent stabilization ordinances". Passage 9-0.**

ADJOURNMENT:

Motion was made by Councilor Ali and seconded by Councilor Zarro to adjourn. Passage 9-0 at 10:37pm.

A TRUE RECORD

Ashley Rand, City Clerk

City of Portland | Executive Department

Danielle P. West, *Interim City Manager*



To: Mayor Snyder and Members of the Portland City Council

From: Danielle P. West, Interim City Manager

Date: March 27, 2023

Re: Temporary/Emergency Housing Plan

This memo is to update you on a plan to address the temporary/emergency shelter capacity issues in the City of Portland, in response to the significant increase in demand for shelter by both individuals and families. Below is a summary and timeline for the activation of various properties to address this situation over the next three to four months plus. We will be reviewing the entire plan, its costs, and requesting your guidance/answering any questions on this proposal. The plan is as follows:

Portland Public School Gymnasium

Staff plan to continue to operate a temporary overnight shelter at a Portland public school gymnasium until on or about *Monday, April 10, 2023*. This location is currently at capacity, with approximately 130 family members sheltered there on a nightly basis.

Portland Expo Center

Beginning on or after *Monday, April 10th*, staff plan to operate the Portland Expo as a temporary overnight shelter for asylum seekers (both individuals and families). We will be seeking assistance from the community and community partners as part of this operation, and we expect its operation to continue until additional capacity is made available by a private partner (see details below).

Family Shelter/Overflow Space

The family shelter will remain operational and is currently at capacity. The overflow space will also continue to be available, if needed.

Blueberry Road Property

Made possible by a partnership between Developers Collaborative and the Center for Regional Prosperity, a temporary overnight shelter is anticipated to be developed and activated at this location on or after July 2023. At this point, guests would relocate from the Expo to this facility once it is completed.

Developers Collaborative has indicated that they plan to develop the site and partner with a private social services provider to operate the shelter, which is expected to operate for at least two (2) plus years.

Homeless Services Center (HSC)

This facility will serve 208 circumstantially homeless individuals and is expected to become operational on or about *Monday, March 27*, or shortly thereafter. The HSC is expected to be at full capacity immediately upon opening.