

ZOOM INFORMATION:

The City Council will conduct this meeting from Council Chambers, located on the second floor of City Hall.

To watch the meeting remotely, please visit <https://portlandme.portal.civicclerk.com/event/6490/media>

PLEDGE OF ALLEGIANCE:

Mayor Dion led all those present in the Pledge of Allegiance.

ROLL CALL:

Mayor Dion called the meeting to order at 5:30pm.

City Councilors Present: Councilor Fournier, Councilor Sykes, Councilor Ali, Councilor Bullett, Councilor Trevorrow, Councilor Pelletier, Mayor Dion

Councilors Absent: Councilor Rodriguez, Councilor Phillips

5:30 P.M. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS:

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

Joey Brunelle (Parris Street), Zach Barowitz (Huntress Street)

APPROVAL OF MINUTES OF PREVIOUS MEETING:

ORDERS:

Order 10-24/25 Setting a Public Hearing on a Citizen Initiative Amendment to Portland City Code RE: An Act to Amend the City of Portland's Emergency Wage Provision - Sponsored by Ashley Rand, City Clerk

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

Passage 7-0 (Councilor Rodriguez & Phillips Absent)

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

Order 11-24/25 Approving and Authorizing City Manager to Execute the Amended and Restated Lease Agreement With DBH Portland, LLC, for use of Hadlock Stadium for the Portland Seadogs - Sponsored by the Housing and Economic Development Committee, Pious Ali, Chair

Motion was made by Councilor Sykes and seconded by Councilor Fournier to postpone.

Passage 7-0 (Councilor Rodriguez & Phillips Absent)

Item postponed until August 19, 2024

Order 12-24/25 Accepting and Adopting the Amended Funding Budget for the 2024 Jill C. Duson Housing Trust Fund Annual Plan - Sponsored by the Housing and Economic Development Committee, Councilor Pious Ali, Chair

Motion was made by Councilor Ali and seconded by Councilor Sykes for passage.

Passage 7-0 (Councilor Rodriguez & Phillips Absent)

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

Order 13-24/25 Designating 186 Woodford Street an Affordable Housing Development District and Tax Increment Financing District and Adopting the

Municipal Development Program for the District - Sponsored by the Housing and Economic Development Committee, Councilor Pious Ali, Chair

Motion was made by Councilor Ali and seconded by Councilor Fournier to wave the second read. Passage 7-0 (Councilor Rodriguez & Phillips Absent).
The second reading was waived.

Motion was made by Councilor Ali and seconded by Councilor Fournier for passage. Passage 7-0 (Councilor Rodriguez & Phillips Absent)
Mayor Dion opened the floor for public comment. No one spoke.

Order 14-24/25 Approving the Woodford Affordable Housing Credit Enhancement Agreement with Woodfords Phase 1, LP for the 186 Woodford Street Affordable Housing Development and Tax Increment Financing District - Sponsored by the Housing and Economic Development Committee, Councilor Pious Ali, Chair

Motion was made by Councilor Ali and seconded by Councilor Fournier to wave the second read. Passage 7-0 (Councilor Rodriguez & Phillips Absent).
The second reading was waived.

Motion was made by Councilor Ali and seconded by Councilor Fournier for passage. Passage 7-0 (Councilor Rodriguez & Phillips Absent)
Mayor Dion opened the floor for public comment. No one spoke.

Order 15-24/25 Appropriating \$492,000 from the Jill C. Duson Housing Trust Fund to Community Housing of Maine (CHOM), Woodfords Phase 1 LP RE: 186 Woodford Street - Sponsored by the Housing and Economic Development Committee, Councilor Pious Ali, Chair

Motion was made by Councilor Ali and seconded by Councilor Fournier to wave the second read. Passage 7-0 (Councilor Rodriguez & Phillips Absent).
The second reading was waived.

Motion was made by Councilor Ali and seconded by Councilor Fournier for passage. Passage 7-0, as amended. (Councilor Rodriguez & Phillips Absent)
Mayor Dion opened the floor for public comment. No one spoke.

Motion was made by Councilor Fournier and seconded by Councilor Bullett to amend Order 15-24/25. Passage 7-0 (Councilor Rodriguez & Phillips Absent)
The amendment is provided in backup material titled "Bullett amendment 1". The amendment reduces the interest rate to 0% in this Order.
Amendment passed.

Order 16-24/25 Designating 202 Woodford Street an Affordable Housing Development District and Tax Increment Financing District and Adopting the Municipal Development Program for the District - Sponsored by the Housing and Economic Development Committee, Councilor Pious Ali, Chair

Motion was made by Councilor Ali and seconded by Councilor Fournier to wave the second read. Passage 7-0 (Councilor Rodriguez & Phillips Absent).

The second reading was waived.

Motion was made by Councilor Fournier and seconded by Councilor Ali for passage. Passage 6-1, as amended. (Councilor Sykes-No, Councilor Rodriguez & Phillips Absent) Mayor Dion opened the floor for public comment. The following individuals spoke: Stephen Scharff (Brackett Street), Brian Kilgallen (Community Housing of Maine)

Motion was made by Councilor Bullett and seconded by Councilor Fournier to amend Order 16-24/25. Passage 6-1 (Councilor Sykes-No, Councilor Rodriguez & Phillips Absent)

The amendment is provided in backup material titled "Bullett amendment 1". The amendment increases the captured revenue rate to 75% in this Order.

The following Councilors and staff commented on this amendment: Councilor Sykes, Councilor Bullett, Greg Watson (Director of Housing and Economic Development) Amendment passed.

Order 17-24/25 Approving the Woodford Affordable Housing Credit Enhancement Agreement with Woodfords Phase II, LP for the 202 Woodford Street Affordable Housing Development and Tax Increment Financing District - Sponsored by the Housing and Economic Development Committee, Councilor Pious Ali, Chair

Motion was made by Councilor Ali and seconded by Councilor Fournier to wave the second read. Passage 7-0 (Councilor Rodriguez & Phillips Absent).

The second reading was waived.

Motion was made by Councilor Fournier and seconded by Councilor Ali for passage. Passage 6-1, as amended. (Councilor Sykes-No, Councilor Rodriguez & Phillips Absent) Mayor Dion opened the floor for public comment. The following individuals spoke: Stephen Scharff (Brackett Street), Brian Kilgallen (Community Housing of Maine)

Motion was made by Councilor Bullett and seconded by Councilor Fournier to amend Order 17-24/25. Passage 6-1 (Councilor Sykes-No, Councilor Rodriguez & Phillips Absent)

The amendment is provided in backup material titled "Bullett amendment 2". The amendment increases the captured revenue rate to 75% in credit enhancement agreement in this Order.

Amendment passed.

Order 18-24/25 Appropriating \$155,511 from the Jill C. Duson Housing Trust Fund and \$294,489 in HOME Funds to Community Housing of Maine, Woodfords Phase II LP, RE: 202 Woodford Street - Sponsored by the Housing and Economic Development Committee, Councilor Pious Ali, Chair

Motion was made by Councilor Ali and seconded by Councilor Fournier to wave the second read. Passage 7-0 (Councilor Rodriguez & Phillips Absent).

The second reading was waived.

Motion was made by Councilor Fournier and seconded by Councilor Ali for passage. Passage 7-0, as amended. (Councilor Rodriguez & Phillips Absent)

Mayor Dion opened the floor for public comment. The following individuals spoke: Stephen Scharff (Brackett Street), Brian Kilgallen (Community Housing of Maine)

Motion was made by Councilor Bullett and seconded by Councilor Fournier to amend Order 18-24/25. Passage 6-1 (Councilor Sykes-No, Councilor Rodriguez & Phillips Absent)

The amendment is provided in backup material titled "Bullett amendment 3". The amendment reduces the interest rate to 0% in this Order.
Amendment passed.

Order 19-24/25 Amending the Downtown Transit Oriented Development and Omnibus Tax Increment Financing District to Make 70 East Oxford Street an Affordable Housing Tax Increment Financing District - Sponsored by the Housing and Economic Development Committee, Councilor Pious Ali, Chair

Motion was made by Councilor Ali and seconded by Councilor Fournier to wave the second read. Failed 6-1 (Councilor Sykes-No, Councilor Rodriguez & Phillips Absent). The second reading was not waived.
This item received first reading only. Second reading will be on August 19, 2024.

Order 20-24/25 Designating and Adopting the Municipal Development Program for the 70 East Oxford Street Affordable Housing Development and Tax Increment Financing District - Sponsored by the Housing and Economic Development Committee, Councilor Pious Ali, Chair

This is first reading.

Order 21-24/25 Approving the COMB Block Affordable Housing Credit Enhancement Agreement with COMB Block Phase I, LP for the 70 East Oxford Street Affordable Housing Development and Tax Increment Financing District - Sponsored by the Housing and Economic Development Committee, Councilor Pious Ali, Chair

This is first reading.

Order 22-24/25 Appropriating \$650,000 from the Jill C. Duson Housing Trust Fund to Portland Housing Development Corporation, COMB Block Phase I, LP RE: 70 East Oxford Street - Sponsored by the Housing and Economic Development Committee, Councilor Pious Ali, Chair

This is first reading.

AMENDMENTS:

Order 24-24/25 Amendment to Portland City Code Chapter 9 RE: Peaks Island Council; Nomination and Appointment of Members; Procedural Requirements for Meetings - Sponsored by Danielle P. West, City Manager

This is first reading.

Order 25-24/25 Setting Election Date on an Amendment to Chapter 33 of the Portland City Code RE: an Act to Increase Portland's Minimum Wage - Sponsored by Councilor Regina Phillips, Councilor Anna Trevorow, Councilor Kate Sykes

This is first reading.

Order 26-24/25 Setting Election Date on an Amendment to Chapter 33 of the Portland City Code RE: an Act to Eliminate Portland's Sub-Minimum Wage for Service Employees - Sponsored by Councilor Victoria Pelletier, Councilor Anna Trevorow, Councilor Kate Sykes

This is first reading.

Order 27-24/25 Amendment to Portland City Code Chapter 17 RE: Repeal of Section 17-5 - Sponsored by Health and Human Services and Public Safety Committee, April Fournier, Chair

This is first reading.

Order 28-24/25 Amendment to Portland City Code Chapter 6 RE: Short Term Rental Unit Registration Requirements - Sponsored by Housing and Economic Development Committee, Councilor Pious Ali, Chair

This is first reading.

Order 23-24/25 Setting an Election Date on an Amendment to the Portland City Code RE: an act to Amend Portland's Short Term Rental Unit Registration Requirements - Sponsored by the Housing and Economic Development Committee, Councilor Pious Ali, Chair

This is first reading.

EXECUTIVE SESSION:

ADJOURNMENT:

Motion was made by Councilor Ali and seconded by Councilor Fournier to adjourn. Passage 7-0 (Councilors Rodriguez & Phillips absent) at 6:38pm.

A TRUE RECORD

Ashley Rand, City Clerk