

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL FOURNIER (A/L)
BENJAMIN GRANT (A/L)



SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

CITY COUNCIL MEETING - MAY 19, 2025

The Portland City Council will hold a City Council Meeting in Council Chambers. The Honorable Mark Dion, 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).

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

<https://portlandme.portal.civicclerk.com/event/7621/media>

PLEDGE OF ALLEGIANCE:

ROLL CALL:

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

ANNOUNCEMENTS:

PRESENTATIONS:

APPROVAL OF MINUTES OF PREVIOUS MEETING:

City Council Meeting Minutes - May 5, 2025

PROCLAMATIONS:

Proclamation 36-24/25 Recognizing Mary Bonauto for Her Contributions to Civil Rights - Sponsored by Mark Dion, Mayor

Proclamation 37-24/25 Recognizing May 18 to May 24, 2025 as National EMS Week - Sponsored by Mark Dion, Mayor

Proclamation 38-24/25 Recognizing May 18 to May 24, 2025 as Arbor Week - Sponsored by Mark Dion, Mayor

Proclamation 39-24/25 Recognizing June 2025 as LGBTQ+ Pride Month - Sponsored by Mark Dion, Mayor

Proclamation 40-24/25 Recognizing May 2025 as Jewish American Heritage Month - Sponsored by Mark Dion, Mayor

Proclamation 41-24/25 Recognizing May 2025 as Older Americans Month - Sponsored by Mark Dion, Mayor

CONSENT ITEMS:

Order 198-24/25 Declaring July 26, 2025 the 23rd Annual Greater Portland Festival of Nations - Sponsored by Danielle P. West, City Manager

This will be the 22nd Annual Festival of Nations held at Deering Oaks Park. The festival is organized by Women In Need Industries and the Mugadi Foundation & co-sponsored by the City of Portland. The event showcases Maine's ethnic diversity. The festival features music, food, cultural exhibits, children's activities and folk art from many nations around the world. Admission is free. Refreshments, crafts, artwork and other items will be for sale. The festival is held rain or shine.

Five affirmative votes are required for passage of items on the consent calendar after public comment.

Order 199-24/25 Granting Municipal Officers' Approval of El Luchador Holdings LLC, dba Terlingua Outpost. Application for Class I FSE at 34 Washington Avenue - Sponsored by Danielle P. West, City Manager

Application was filed on 4/18/25. Location was previously secondhand goods store.

Five affirmative votes are required for passage of items on the consent calendar after public comment.

Order 200-24/25 Granting Municipal Officers' Approval of DC Baxter Woods II LLC, dba DC Baxter Woods II LLC. Application for Auditorium with Indoor Entertainment at 631 Stevens Avenue - Sponsored by Danielle P. West, City Manager

Application was filed on 4/29/25. Location was previously Maine Girls Academy.

Five affirmative votes are required for passage of items on the consent calendar after public comment.

Order 201-24/25 Granting Municipal Officers' Approval of Lukes Lobster XL LLC, dba Dry Dock. Application for Class I FSE with Private Outdoor Dining at 84 Commercial Street - Sponsored by Danielle P. West, City Manager

Application was filed on 4/29/25. Location was previously Dry Dock.

Five affirmative votes are required for passage of items on the consent calendar after public comment.

BUDGET ITEMS:

THE CITY COUNCIL HELD A FIRST READ ON THE FISCAL YEAR 2026 SCHOOL BUDGET AT THE MAY 5, 2025 CITY COUNCIL MEETING AND ACCEPTED PUBLIC COMMENT. THE SECOND READ AND A PUBLIC HEARING ON THE SCHOOL BUDGET WILL BE HELD DURING THIS MEETING (MAY 19, 2025 AT 5:00 PM).

The City Council Finance Committee voted on April 29, 2025 to recommend passage of FY26 School Board Recommended Budget as presented by Superintendent Scallon in the amount of \$162,800,974.00. Passed (3-0).

Order 181-24/25 Approving State/Local EPS Funding Allocation for Public Education from Kindergarten to Grade 12 for Portland Public Schools for Fiscal Year 2026 - Sponsored by Finance Committee, April Fournier, Chair

The following School Budget Orders are required by 20A M.R.S. §15690 in order to comply with what is known as LD1, a set of state laws passed to control increases in property taxes.

This order provides \$107,918,121 as the amount determined by state law to be the minimum amount the City must appropriate in order to receive the full amount of state funding under the Essential Programs and Services Funding Act.

This order requires the city to raise \$88,191,157 as the city's contribution to the total cost of funding public education from K12 as described in the EPS law. The City's tax levy based on the budget submitted by the Portland Board of Public Education for the total for school budget programs of \$153,703,807 will be \$125,019,522.

This item must be read on two separate days. It received its first reading on May 5. Five affirmative votes are required for passage after public comment.

Order 182-24/25 Approving Non-State Funded School Construction Debt Service for Portland Schools for Fiscal Year 2026 - Sponsored by Finance Committee, April Fournier, Chair

Nonstate funded debt service is the amount of money needed for the annual payments on the City's long-term debt for major capital school construction projects and portions of school construction projects that are not approved for state funding. The bonding of this long-term debt was previously approved by the voters or the City Council.

This order appropriates \$414,168 for the annual payments on debt service previously approved by the voters or the City Council for non-state (local only) funded school construction projects. The state no longer includes minor capital projects in this calculation. The \$414,168 is in addition to the funds appropriated as the EPS required local share (amount of the City's contribution to the total cost of funding public education from kindergarten to grade 12).

This item must be read on two separate days. It received its first reading on May 5. Five affirmative votes are required for passage after public comment.

Order 183-24/25 Raising and Appropriating Additional Local Funds for Portland Schools for Fiscal Year 2026 - Sponsored by Finance Committee, April Fournier, Chair

This order appropriates \$36,828,365 in additional city funds over and above regional Essential Programs and Services amount and the nonstate funded debt service amount.

This exceeds the EPS funding model by \$36,828,365 and is needed to cover the School Department's costs that the state's funding model does not recognize or recognize fully, including costs to maintain class size; Special Education costs; Regular Instruction costs; Facilities Maintenance costs to address deferred maintenance; technology costs; transportation costs; professional development costs; debt service for pension obligation;

and debt service capital renovation costs.

This item must be read on two separate days. It received its first reading on May 5. Five affirmative votes are required for passage after public comment.

Order 184-24/25 Approving Total School Operating Budget For Portland Schools for Fiscal Year 2026 - Sponsored by Finance Committee, April Fournier, Chair

This order is required by 20A M.R.S.A. §15690(4)(A). It sets the School Budget required by state law.

This will be sent to the voters for approval at a citywide Referendum Election on June 10, 2025. \$127,225,989 of the \$162,800,974 would come from would come from property taxes.

This order does not provide money unless the other General Fund budget orders are passed.

This item must be read on two separate days. It received its first reading on May 5. Five affirmative votes are required for passage after public comment.

Order 185-24/25 Appropriating and Raising Funds for Adult Education for Fiscal Year 2026 as required by the Maine Revised Statutes, Title 20-a M.R.S §8603-a(1) - Sponsored by Finance Committee, April Fournier, Chair

This order raises the sum of \$3,463,530 for Adult Education for Fiscal Year 2025-2026 and \$2,206,457 as the local share with authorization to expend any additional, incidental, or miscellaneous receipts in the interest and for the well-being of the adult education program.

This item must be read on two separate days. It received its first reading on May 5. Five affirmative votes are required for passage after public comment.

Order 186-24/25 To Raise and Appropriate Local Funds for Food Service in the Portland Public Schools for Fiscal Year 2026 - Sponsored by Finance Committee, April Fournier, Chair

This order raises and appropriates \$0 for the Food Service Program for Fiscal Year 2025-2026. The Portland School Department is authorized to expend any un-expended balances and additional, incidental or miscellaneous receipts in the interest and for the well-being of the food service program.

This item must be read on two separate days. It received its first reading on May 5. Five affirmative votes are required for passage after public comment.

Order 187-24/25 Authorizing the Disposition of Any Additional State Subsidy Received for Portland Schools in Fiscal Year 2026 - Sponsored by Finance Committee, April Fournier, Chair

Disposition of Any Additional State Subsidy Received: In the event that Portland Public Schools receives more state education subsidy than the amount included in its budget, the City authorizes the Portland Board of Education to use all or part of the additional state subsidy to increase expenditures for school purposes in cost center categories approved

by the Portland Board of Education, subject only to approval by the City Council.

This item must be read on two separate days. It received its first reading on May 5. Five affirmative votes are required for passage after public comment.

PUBLIC COMMENT WILL BE TAKEN AT THIS COUNCIL MEETING ON ALL MUNICIPAL BUDGET ORDERS. THE SECOND READ OF THE MUNICIPAL BUDGET WILL TAKE PLACE ON JUNE 2, 2025, AT WHICH POINT ACTION IS EXPECTED TO BE POSTPONED TO JUNE 23, 2025.

The City Council Finance Committee voted on May 15, 2025 to recommend passage of FY26 City Manager's Recommended Budget in the amount of \$365,626,127. Passed (3-0).

Order 202-24/25 Approving Fiscal Year 2026 Administrative Fees for City Clerk, Sustainability Office, Fire, Parking, Parks, Recreation & Facilities, Planning, and Public Works - Sponsored by Finance Committee, April Fournier, Chair

This order authorizes administrative charges in the City Clerk's Office (Counter Wedding Ceremony Fees), Sustainability Office (Electric Charging Meter Fees), Fire Department (Non-Billable Transport Fees), Parking Division (Elm & Spring Street Garages Monthly Fees), Parks, Recreation & Facilities Department (Aquatics Fees, Athletic Fields Fees, Cemetery Fees, Golf Course Fees, Ice Arena Pickup Hockey Fee, & Recreation Fees), Planning (Application Fees), and Public Works (Permanent Pavement Restoration Fees).

This item must be read on two separate days. This is its first reading.

Order 203-24/25 Authorizing the City Manager To Enter into Certain Agreements To Implement the Fiscal Year 2026 Human Resources and Certain Fringe Benefits Budgets - Sponsored by Finance Committee, April Fournier, Chair

This order authorizes the City Manager to enter into standard agreements and amendments to standard agreements with providers of services for Fiscal Year 2026 to implement portions of human resources, medical, workers' compensation, and liability budgets.

This item must be read on two separate days. This is its first reading.

Order 204-24/25 Approving the Fiscal Year 2026 Self-insured Liability Program - Sponsored by Finance Committee, April Fournier, Chair

This order establishes the limit of the City's liability as \$400,000 as required by the Maine Tort Claims Act and states the City's commitment to "self-insure" for such liability by approving funds for this purpose.

Five affirmative votes are required for passage. Staff is recommending this item be postponed to coincide with consideration of the Appropriation Resolve.

Order 205-24/25 Authorizing the Director of Parks, Recreation & Facilities to Set Fees and Enter Rental Agreements for City Facilities - Sponsored by Finance Committee, April Fournier, Chair

This order would authorize the Director of Parks, Recreation & Facilities or their designee to sign rental contracts and set associated fees. This authorization is required

annually.

Staff has historically set fees and signed rental agreements for City facilities including but not limited to Merrill Auditorium, the Portland Exposition Building, Ice Arena, Riverside Golf Course, Portland cemeteries, and Ocean Gateway. These facilities host hundreds of events annually, and fees are determined based on the unique staffing levels and services they require.

The City's Legal Department has created a standard rental agreement. Any changes to the terms of standard agreement, other than pricing, are reviewed by legal prior to being changed.

Venues/programs overseen by this Department are run in a business-like manner and need the flexibility to offer specials and adjust pricing based on market conditions. This order will further reaffirm the practice of these fees being set administratively.

Five affirmative votes are required for passage. Staff is recommending this item be postponed to coincide with consideration of the Appropriation Resolve.

Order 206-24/25 Authorizing the City Manager to Enter into Certain Agreements to Implement Fiscal Year 2026 Health & Human Services Budget - Sponsored by Finance Committee, April Fournier, Chair

This order authorizes the City Manager to enter into standard agreements and amendments to those standard agreements to receive reimbursement for services by the Health and Human Services Department. In addition, the City enters into agreements with service providers and landlords to provide services for department programs.

Five affirmative votes are required for passage. Staff is recommending this item be postponed to coincide with consideration of the Appropriation Resolve.

Order 207-24/25 Authorizing the City Manager to Accept Scholarship and Trust Donations and Bequests and Enter into Trust Agreements - Sponsored by Finance Committee, April Fournier, Chair

This order authorizes the City Manager to accept and appropriate existing and new scholarship trusts and to enter into standard form trust agreements as approved by Corporation Counsel.

Five affirmative votes are required for passage. Staff is recommending this item be postponed to coincide with consideration of the Appropriation Resolve.

Order 208-24/25 Authorizing the Director of Parks, Recreation & Facilities to Accept Donations up to \$10,000 for Parks, Recreation & Facilities Department Programs and City Funds - Sponsored by Finance Committee, April Fournier, Chair

The Parks, Recreation & Facilities Department receives frequent donations for many of the programs it works on and with, like the Land Bank, the Portland Youth Corps, and the Tree Trust. This order will allow the department director to accept donations as much as \$10,000 without needing to receive approval from the City Council.

Five affirmative votes are required for passage. Staff is recommending this item be postponed to coincide with consideration of the Appropriation Resolve.

Order 209-24/25 Authorizing Corporation Counsel to Undertake Civil Actions to Collect Delinquent Personal Property Taxes - Sponsored by Finance Committee, April Fournier, Chair

This item will give Corporation Counsel a standing authorization to undertake civil actions to collect any delinquent personal property taxes that arise during the course of the fiscal year. Otherwise, it would be necessary for the City Council to specifically authorize each individual legal action. This general authorization will take the place of the case-by-case approach.

Five affirmative votes are required for passage. Staff is recommending this item be postponed to coincide with consideration of the Appropriation Resolve.

Order 210-24/25 Authorizing Non-Union Wage Adjustment - Sponsored by Finance Committee, April Fournier, Chair

This Order authorizes the City Manager to utilize a 3% Cost of Living Adjustment (COLA) for pay adjustments for non-union employees, elected officials, the City Clerk and Corporation Counsel.

This item must be read on two separate days. This is its first reading.

Order 211-24/25 Designating Fiscal Year 2026 Funds for Specific Island Services - Sponsored by Finance Committee, April Fournier, Chair

The municipal budget includes \$45,000 for use on Peaks Island in addition to the funds used to pay for direct and indirect city services. Pursuant to a request from the Peaks Island Council these funds will be used as follows in FY26:

- Item A: Summer Bike Program Tickets (CBL): \$250
- Item B: Needs-Based PI Resident Tickets (CBL): \$3,000
- Item C: PI Student Tickets (CBL): \$450
- Item D: Island Taxi (ITS): \$25,000
- Item E: Island Compost Project: \$2,400
- Item F: Peaks Environmental Action Team fitness station project: \$2,000
- Item G: PI Council Administrative Expenses: \$2,250
- Item H: Peaks Island Children's Workshop \$ 7,250
- Item I: Home Start allocation: \$2,400

This item must be read on two separate days. This is its first reading.

Order 212-24/25 Appropriating \$15,900,000 in Fund Balance - Sponsored by Finance Committee, April Fournier, Chair

This order appropriates \$8,800,000 from Unassigned Fund Balance to provide tax stabilization and support City Health and Human Services operations during Fiscal Year 2026.

This order appropriates an additional \$7,100,000 from Assigned Fund Balance to offset a portion of the final pension obligation bond debt service payment which is due in Fiscal Year 2026.

This item must be read on two separate days. This is its first reading.

Order 213-24/25 Amendment to Portland City Code Chapter 25 Re: Various Fee Increases for Fiscal Year 2026 - Sponsored by Finance Committee, April Fournier, Chair

This amendment increases in the Portland City Code (Chapter 25 Section 25-27(a)(3)): the Sidewalk Permit fee from \$32.50 per day to \$50.00 per day, the Single Lane Closure Permit fee from \$200.00 per day to \$215.00 per day, and the Street Closure Permit fee from \$400.00 per day to \$430.00 per day. All increases would be effective July 1, 2025, the start of Fiscal Year 2026.

This item must be read on two separate days. This is its first reading.

Order 214-24/25 Fiscal Year 2025-2026 Appropriation Resolve - Sponsored by Finance Committee, April Fournier, Chair

The Appropriation Resolve contains the Finance Committee's recommended budget for Fiscal Year 2026 for general municipal purposes in the amount of \$365,626,127. In addition, it contains the Finance Committee's recommended budget for Fiscal Year 2026 for the School Budget of \$162,800,974.

The tax levy based upon the Finance Committee's recommended budget is \$115,430,182 for general municipal purposes and \$127,225,979 for the School Budget.

The Appropriation Resolve also directs the Assessor of Taxes to assess a tax upon all real and personal property liable to be taxed as of April 1, 2025 and sets October 17, 2025 as the tax due date, which may be paid in two installments due October 17, 2025 and on March 20, 2026.

The delinquency rate of interest is set at 8.5% per year, and the abatement rate of interest is set at 4.5% per year.

This item must be read on two separate days. This is its first reading.

Order 215-24/25 Amendment to Portland City Code Chapter 9 re: Funding Amount for Clean Election Fund for Fiscal Year 2025-2026 - Sponsored by Finance Committee, April Fournier, Chair

The Finance Committee Recommended Budget included fiscal year 2025-2026 Clean Elections program funding of \$121,943. This order amends Chapter 9 to adjust program funding for fiscal year 2025-2026 only. City Clerk Ashley Rand agreed this level of funding is sufficient for the upcoming fiscal year.

This item must be read on two separate days. This is its first reading.

Order 216-24/25 Appropriating \$275,000 from Excess Fund for Casco Bay Island Transit District - Sponsored by Finance Committee, April Fournier, Chair

This order appropriates \$275,000 from the Casco Bay Island Transit District Maintenance Fund and Excess Fund pursuant to the lease agreement between the City of Portland and the Casco Bay Island Transit District.

This item must be read on two separate days. This is its first reading.

UNFINISHED BUSINESS:

Order 161-24/25 Accepting and Appropriating a \$96,400 State of Maine Community Paramedicine Grant for the Portland Fire Department - Sponsored by Danielle P. West, City Manager

If approved, this grant in the amount of \$96,400 will be used by the Fire Department to expand community paramedicine services. Part of this funding will allow all providers on the Mobile Medical Outreach team, Portland's "Community Paramedics," to attend classes and become certified as Community Paramedics

This item must be read on two separate days. It received its first reading on April 14 and was postponed on April 28. Five affirmative votes are required for passage after public comment.

Order 195-24/25 Amendment to Portland City Code Chapter 14 RE: Institutional Overlay Zone for the University of New England Campus - Sponsored by the Planning Board, Brandon Mazer, Chair

On February 25, 2025, the Planning Board voted unanimously (5-0, Mazer recused, Silk absent) to recommend that the City Council adopt zoning map and text amendments to establish an Institutional Overlay Zone (IOZ) for the University of New England (UNE) campus and rezone the campus to B-2 Community Business and OS-P Open Space Preservation zones. The proposed amendments would create a uniform zoning designation across the entire UNE Portland campus, replacing the current mix of residential (RN-1 and RN-3), commercial (B-2), and industrial (I-M and I-H) zones with B-2 Community Business and OS-P Open Space Preservation, the latter of which would apply to portions of undeveloped land along the Capisic Brook. The City's major medical and higher education institutions are eligible to apply for IOZ designation, which is encouraged particularly when future development may be inconsistent with existing base zoning. These zoning changes aim to support the long-term evolution of the UNE campus by providing flexibility for academic spaces, residential housing, and publicly accessible open space to better serve students, faculty, staff, and visitors.

This item must be read on two separate days. It received its first reading on May 5. Five affirmative votes are required for passage after public comment.

Order 196-24/25 Amendments to Zoning Map RE: B-2 Community Business, Open Space Preservation, and Institutional Overlay Zone for the University of New England Campus - Sponsored by the Planning Board, Brandon Mazer, Chair

This is a companion order to the order above.

This item must be read on two separate days. It received its first reading on May 5. Five affirmative votes are required for passage after public comment.

Order 197-24/25 Amendment to Portland City Code Chapters 15 and 35 RE: Requirements for Marijuana Retail Licenses Offering Non-Alcoholic Beverages

Prepared on-Site - Sponsored by Health & Human Services & Public Safety Committee, Anna Bullett, Chair

On April 15, 2025, the Health & Human Services and Public Safety Committee unanimously recommended to the City Council approval of Order 196, which would allow marijuana retail stores to prepare and sell non-alcoholic beverages on site. Currently, these retailers may only sell prepackaged food and drinks.

There are currently 38 licensed marijuana retailers in the City of Portland. To facilitate the co-location of marijuana retail and beverage preparation, City staff will need to increase training, food safety education, and inspections. A fiscal note that reflects the work required to effectively implement this change is included in backup materials.

This item must be read on two separate days. It received its first reading on May 5. Five affirmative votes are required for passage after public comment.

ORDERS:

Order 217-24/25 Setting the Time for Opening and Closing the Polls on June 10, 2025 RE: Municipal Election - Sponsored by Ashley Rand, City Clerk

Pursuant to 21-A M.R.S. §626, the polls shall open at 7:00 a.m. and close at 8:00 p.m. on Tuesday, June 10, 2025 for the Municipal Election.

Five affirmative votes are required for passage after public comment.

Order 218-24/25 Approving a Three-Year Extension to the Signatory Airline Operating Agreement and Lease at the Portland International Jetport - Sponsored by Danielle P. West, City Manager

The Portland International Jetport issues a single uniform operating agreement and airlines executing this agreement are designated as Signatory Airlines at the Jetport. The Jetport currently has six Signatory Airlines: American, Delta, FedEx, JetBlue, Southwest, and United. Airlines executing this operating agreement must provide a minimum annual landed weight, lease a preferential use gate, and lease office/ticket counter space throughout the term of the agreement.

The current Signatory Airline Operating Agreement and Lease at the Portland International Jetport was approved by the Council in 2016 with a five-year term from July 1, 2016 through June 30, 2021. It has been extended twice by the City Council, in 2021 and 2022, with a current expiration of June 30, 2025. The Jetport and our signatory airlines are now recommending a three-year extension of this agreement through June 30, 2028.

Five affirmative votes are required for passage after public comment.

Order 219-24/25 Approving Assignment of Credit Enhancement Agreement for the Powerpay/Portland Public Market Municipal Development and Tax Increment Financing District Held by East End Corporation to Maine Public Broadcasting Corporation - Sponsored by Danielle P. West, City Manager

In 2009, the City Council approved a TIF District to stimulate new private sector investment in the former Portland Public Market to support the Portland relocation and

retention of the former Power Pay Company (credit card transaction company) to purchase and redevelop the site for their company headquarters. The TIF CEA included a thirty-year term with a 75% capture rate for the first eight years, followed by a 50% capture rate for the remainder of the term. It is noted that this property had a declining municipal assessed value while vacant before the property purchase and redevelopment. Additionally it is noted that this building was redeveloped to a LEED Gold design standard.

East End Corporation then purchased the property in 2019 and the City Council authorized the Assignment to East End Corporation. Recently, Maine Public Broadcasting Corporation (MPBC) purchased the property and this would assign the Credit Enhancement Agreement to MPBC.

Five affirmative votes are required for passage after public comment.

Order 220-24/25 Traffic Schedule Amendment RE: Parking Reassignments on Pearl Street and Cotton Street - Sponsored by Danielle P. West, City Manager

On April 9, 2025 the Sustainability & Transportation Committee unanimously recommended to the City Council approval of this order, which would amend the traffic schedule as described below.

The City Council is being asked to approve a reassignment of the no parking along the west side length of Pearl Street between Oxford Street and Kennebec Street. The City's recommendation is to add 2-hour parking from 9AM to 5PM, with six spaces between Kennebec Street and Lancaster Street and eleven spaces between Lancaster Street and Oxford Street, with a 50-foot gap across from Noyes & Sons to minimize issues with tractor trailers. The City Council is also being asked to approve a reassignment of the no parking along the west side of Cotton Street. The City's recommendation is to add six spaces of Commercial Loading Zone 30 minutes from 9AM to 6PM adjacent to the businesses and six spaces of 2-hour parking from 9AM to 5PM for the rest.

This item must be read on two separate days. This is its first reading.

Order 221-24/25 Appropriating \$11.5 Million from Jetport Unrestricted Funds - Sponsored by Danielle P. West, City Manager

This item will appropriate \$11.5 million from Jetport unrestricted funds to replace approximately 40,500 square feet of the passenger terminal building roof, relocate Jetport administration offices, relocate the Jetport Operations Center, and develop a new Airport Emergency Operations Center (AEOC). The estimated costs for these projects are as follows:

Passenger terminal building roof replacement (central and east sections):	\$1,900,000
Jetport Administration offices \ Operations Center relocation, and AEOC development:	\$9,600,000
Total:	\$11,500,000

This item must be read on two separate days. This is its first reading.

Order 222-24/25 Order Referring to the Housing and Economic Development Committee the Negotiation of an Option to Lease Agreement with A ProsperityME Affiliate for City Land at 1125 Brighton Avenue - Sponsored by the Housing and Economic Development Committee, Councilor Pious Ali, Chair

The Housing and Economic Development Committee (HEDC) met on May 12, 2025 and voted 3-1 (Sykes against) to recommend to the City Council that an option to lease two sites at 1125 Brighton Avenue be pursued with Developers Collaborative and ProsperityME.

If enacted, this item would authorize Corporation Counsel and City staff to enter into lease negotiations with Developers Collaborative and ProsperityME, who intend to undertake this development as a joint venture. If and when all parties have agreed to lease terms, the proposed lease would be brought to HEDC and the City Council for a recommendation and approval.

This proposal would create up to 100 affordable units for families and individuals across both sites. The buildings would contain a mix of units from one to four bedrooms, with 70% of the units containing two or more bedrooms. The units would be affordable to households at or below 30% to 80% of the area median income (AMI) (30% AMI for a two-person household is \$31,200; four-person household \$38,950 / 80% AMI for a two-person household is \$83,100; four-person household \$103,850).

The developer intends to seek Low Income Housing Tax Credits from MaineHousing in September 2025 for Site 1 and September 2026 for Site 2. Project completion for Site 1 is estimated at November 2027 and November 2028 for Site 2. The developer has also proposed holding three community meetings to engage the neighborhood in the concept planning for Site 1 and four community meetings for Site 2. Developers Collaborative will serve as the development consultant and will initially provide property management services. ProsperityME will be the owner, support tenants through wraparound supportive services, and eventually take over property management responsibilities. A summary of the proposal is included in the item backup.

Five affirmative votes are required for passage after public comment.

UNAGENDA ITEMS - MOVED FROM THE FLOOR

Resolve 10-24/25 Supporting the Development of a Fiscal Partnership Policy for Tax-Exempt Institutions - Sponsored by Kate Sykes, City Councilor

This is the only text that will be visible in the agenda, and should be no more than 1-2 paragraphs in length. If there has been committee action, list that as a first sentence. Please do not include read/vote requirements – this language will be added by Legal/City Manager's offices.

EXECUTIVE SESSION:

ADJOURNMENT: