

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)

SPECIAL CITY COUNCIL MEETING 1 - JULY 14, 2025 AT 4:00PM

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.

To watch the meeting remotely, [please join this Zoom link](#). Please note there is no remote participation via Zoom. This is to watch the meeting only.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

4:00 P.M. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS:

ANNOUNCEMENTS:

PRESENTATIONS:

SPECIAL MEETING:

Order 1-25/26 Approving Amendments to the Guidelines for the Portland Business Assistance Program for Job Creation - Sponsored by Mark Dion, Mayor

At the Portland Development Corporation Board meeting held on June 25, 2025, the Board reviewed proposed amendments to the CDBG Business Assistance Grant Program for Job Creation and voted 7-0 to forward the amendments to the City Council for approval.

The substantive modifications to this latest program iteration are:

1. Grantees will receive grant funding incrementally to accompany quarterly reporting,
2. Employers must maintain the job for six months,
3. Eligible uses have been limited to just commercial rent.

Five affirmative votes are required for passage after public comment.

APPROVAL OF MINUTES OF PREVIOUS MEETING:

City Council Meeting - June 23, 2025

PROCLAMATIONS:

Proclamation 1-25/26 Honoring the 100th Anniversary of the St. Peter's Catholic Church Italian Bazaar - Sponsored by Mark Dion, Mayor

CONSENT ITEMS:

Order 2-25/26 Declaring August 8 to August 10, 2025 the 100th Annual St. Peter's Bazaar and Italian Street Festival - Sponsored by Danielle P. West, City Manager

St Peter's Bazaar committee and Catholic Church will be hosting their 100th Annual St Peter's Bazaar and Italian Street Festival from August 8 to August 10, 2025, with food booths, games for children and adults and music in the streets. Approximately 2,500 people will attend the event over the course of the three days. This event is a fundraiser for St Peter's Catholic Church.

To accommodate the festival, Federal Street will be closed from Hampshire Street to India Street from 8:00 AM Friday August 8th to 11:00 PM Saturday August 9th 2025. Truck barricades will be placed at India St to prevent vehicular access to Federal Street.

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

Order 3-25/26 Accepting from Judith Kendrick and Jim DiBiase a Sculpture by Giuliano Cecchinelli and Adding This Work to the City's Public Art Collection - Sponsored by Councilor Sarah Michniewicz

This proposal was reviewed at the Portland Art Committee Meeting held on April 30, 2025. The Committee voted unanimously (9-0, Wilson absent) to recommend this to the City Council for approval.

If approved, this order would accept the gift of a new sculpture by Giuliano Cecchinelli from donors Judith Kendrick and Jim DiBiase, formally adding the artwork to the Portland Public Art Collection. The proposed installation site is 176 India Street, on property owned by the Portland Water District, directly adjacent to the public sidewalk within the India Street neighborhood. As required by the *Guidelines for the Public Art Ordinance*, the City Council must accept any gift of public art into the City's Public Art collection.

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

UNFINISHED BUSINESS:

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

The City Council is being asked to approve a reassignment of the no parking zones along two street segments. The first is to add six parking spaces signed for 2-hour parking from

9AM to 5PM along the west side length of Pearl Street between Lancaster Street and Kennebec Street. The second is to add parking along the west side of Cotton Street including a 30-minute Commercial Loading Zone (9AM-6PM) with six spaces, and six spaces signed for 2-hour parking from 9AM to 5PM (Attachment B includes maps for both locations).

City staff's original recommendation for the Pearl Street segment proposed adding 17 parking spaces. However, subsequent consultation with the adjacent property owner (Noyes & Sons) confirmed the need to reduce the additional parking on Pearl Street to accommodate tractor-trailer size and turning movements.

The original recommendations were presented to and unanimously approved by the Sustainability and Transportation Committee on April 9, 2025. Although there is a reduction in the number of parking spaces added to Pearl Street, the general scope of the updated plan is within the parameters of the Committee's action.

This item must be read on two separate days. It received its first reading on May 19 and was postponed on June 2 and June 23. Five affirmative votes are required for passage after public comment.

Order 236-24/25 Accepting and Appropriating a \$20,000 Homeland Security Grant for the Portland Fire Department - Sponsored by Danielle P. West, City Manager

The Portland Fire Department was awarded \$20,000 to support the Hazmat team's efforts to enhance preparedness and Hazmat response capabilities for Homeland Security Incidents in the state. This grant was awarded on September 25, 2024 but has not been brought to the Council for approval. The grant expires on May 31, 2027.

This item must be read on two separate days. It received its first reading on June 23. Five affirmative votes are required for passage after public comment.

Order 237-24/25 Designating Front Street Phase 3/35 and 41 W. Presumpscot Street an Affordable Housing Development District and Tax Increment Financing District and Adopting the Municipal Development Program for the District - Sponsored by the Housing & Economic Development Committee, Councilor Pious Ali, Chair

The Housing & Economic Development Committee met on May 20, 2025 and voted 4-0 to recommend this item to the City Council.

Portland Housing Development Corporation (PHDC) requested the creation of an Affordable Housing Tax Increment Financing (AHTIF) District and Credit Enhancement Agreement (CEA) for a project located at 35-41 W. Presumpscot Street. The proposed project would create eight (8) townhouse-style condominiums. Six (6) of the units will be restricted and sold to households earning at or below 120% of the area median income (2-person household \$109,050; 4-person household \$155,750). Two (2) units will be sold as unrestricted market-rate units. The purchase price for an affordable workforce housing 2-bedroom unit will be \$298,500 and a 3-bedroom unit will be \$358,000.

As part of the capital stack for the development of the project, PHDC has applied for a loan from the Genesis Community Loan Fund. Genesis will provide gap financing in the amount of \$370,000 to pay for construction costs. The tax revenue or captured valuation

realized through the AHTIF CEA, will be used to pay the debt service on the Genesis loan. Under the terms of the CEA, captured revenue would return to the developer their actual costs paid on annual project debt service based on an annual maximum 75% capture rate for upwards of thirty (30) years and include a total captured revenue cumulative “cap” or maximum amount. The cap would be the total cumulative AHTIF CEA payment amount equal to the total actual debt service cost. When the cap is reached, the AHTIF CEA expires.

This item must be read on two separate days. It received its first reading on June 23. Five affirmative votes are required for passage after public comment.

Order 238-24/25 Approving the Front Street Phase 3/35 and 41 W. Presumpscot Street Affordable Housing Credit Enhancement Agreement with Front Street Condominium, LLC - Sponsored by the Housing & Economic Development Committee, Councilor Pious Ali, Chair

The Housing & Economic Development Committee met on May 20, 2025 and voted 4-0 to recommend this item to the City Council.

This is a companion order to the order above.

This item must be read on two separate days. It received its first reading on June 23. Five affirmative votes are required for passage after public comment.

Order 239-24/25 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 the Housing & Economic Development Committee, Councilor Pious Ali, Chair

The minimum wage in Portland was raised by citizen referendum in 2020 and cannot be amended for 5 years, except by referendum.

This was brought to the City Council as Order 25-24/25 which had its first read on July 15, 2024 and its second read on August 19, 2024 and was referred to the Housing & Economic Development Committee (Passed 5-2, Councilors Trevorrow & Sykes opposed). The Housing and Economic Development Committee reviewed Order 25-24/25 on May 20, 2025 and voted 3-1 (Michniewicz opposed) to bring the attached revised version of the ordinance to the City Council for approval and placement on the ballot for the November 5, 2025 election.

This item must be read on two separate days. It received its first reading on June 23. Staff requests postponing this item to August 11. Five affirmative votes are required for passage after public comment.

Order 240-24/25 Approving the Collective Bargaining Agreement Between the City of Portland and the Police Benevolent Association - Sponsored by Danielle P. West, City Manager

This item approves a negotiated successor collective bargaining agreement between the City of Portland and the Police Benevolent Association, for the period of January 1, 2025, through December 31, 2027. This proposal is presented after previously receiving guidance from the City Council executive sessions held on January 13 and March 31, 2025, and after having been approved by the Police Benevolent Association.

This item must be read on two separate days. It received its first reading on June 23. Five affirmative votes are required for passage after public comment.

Order 241-24/25 Amendment to Portland City Code Chapter 30 RE: Golf Carts - Sponsored by the Sustainability & Transportation Committee, Regina Phillips, Chair

On May 14, 2025, the Sustainability & Transportation Committee unanimously recommended to the City Council approval of this amendment, which would change how the City regulates golf carts by removing the cap on the number of golf cart operators allowed and establishing a wait list for rental golf cart licenses.

City code requires that all golf cart rental operators be licensed by the City of Portland. It also allows the City Manager to establish a cap on the number of golf cart operators. The proposed amendment:

1. Eliminates the cap on rental golf cart operators: The current ordinance requires that the City facilitate a competitive bidding process between operators if the cap established by the City Manager is met, which is unclear and challenging to administer.
2. Directs the Permitting and Inspections Department to create and manage a wait list for cart licenses: The current ordinance allows the City Manager to set a cap on the number of cart licenses available but does not have a mechanism for interested parties to secure a spot in line when the number of licensed carts falls below the cap. Making this change will align cap management with other programs with caps such as short-term rentals and food truck licenses on Cutter Street. The recommended amendment explains how Permitting and Inspections will manage the wait list.

This item must be read on two separate days. It received its first reading on June 23. Five affirmative votes are required for passage after public comment.

ORDERS:

Order 4-25/26 Designating the Portland Tourism Municipal Development District and Adopting the Development Program for the District for Fiscal Year 2025-2026 - Sponsored by the Housing & Economic Development Committee, Councilor Pious Ali, Chair

The District was originally approved by the City Council to begin with the second half of FY2024 – January 1, 2024, through June 30, 2024 and was then approved for its first full year beginning with FY2025, so FY2026 would be the second full year of operation.

For FY2026, City Council authorization is needed for the continued operation of the District, which includes: (1) Adopting the Development Program; (2) Establishment of Assessments for the District; and, (3) Authorizing the Agreement.

The revenue raised through the special assessment will fund the District's Development Program expenses for FY2026. The proposed assessment formula is detailed in the Staff Analysis section of this memo.

The Housing and Economic Development Committee reviewed this item at its June 17, 2025 meeting, and voted 3-1 (Phillips) to forward this to the City Council with a recommendation to approve the District.

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

Order 5-25/26 Establishing Implementation Assessments for the Portland Tourism Municipal Development District for Fiscal Year 2025-2026 - Sponsored by the Housing & Economic Development Committee, Councilor Pious Ali, Chair

This is a companion order to the order above.

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

Order 6-25/26 Approving the Development Program Manager Agreement Between the City of Portland and Convention and Visitors' Bureau of Greater Portland, Doing Business as Visit Portland for Fiscal Year 2025-2026 - Sponsored by the Housing & Economic Development Committee, Councilor Pious Ali, Chair

This is a companion order to the order above.

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

Order 7-25/26 Approving the Settlement Agreement and Mutual General Release Between FEDEQ DV004, LLC and FEDEQ DV005, LLC and the City of Portland - Sponsored by Michael Goldman, Corporation Counsel

This order approves the Settlement Agreement and Mutual General Release between FEDEQ DV004, LLC and FEDEQ DV005, LLC and the City of Portland. The agreement resolves all disputes and litigation between the parties concerning the Federated/MiDTOWN Development project and associated agreements. As part of the settlement, the City will acquire Lots 1, 3, and 7 from Federated for \$15,000,000, and all pending litigation will be dismissed with prejudice.

This item must be read at two separate meetings. This is its first reading.

EXECUTIVE SESSION:

ADJOURNMENT: