

ZOOM INFORMATION:

The City Council will conduct this meeting from Council Chambers, located on the second floor of City Hall and via Zoom pursuant to the Remote Meeting Policy adopted by the Portland City Council. 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.

To join this meeting remotely, please visit: <https://portlandmaine-gov.zoom.us/j/81114228884?pwd=bjHvOixYFFy9Jdzq5FbpqabKd8pDa.1>

PLEDGE OF ALLEGIANCE:

Mayor Dion led all present in the Pledge of Allegiance.

ROLL CALL:

Mayor Dion called the meeting to order at 4:00pm.

Councilors Present: Councilor Fournier, Councilor Grant (Via Zoom), Councilor Sykes, Councilor Ali, Councilor Pelletier, Councilor Michniewicz, Councilor Bullett, Councilor Phillips, Mayor Dion

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

Motion was made by Councilor Ali and seconded by Councilor Fournier to suspend rules of procedure to accept public comment at 4:00pm instead of 5pm. Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke: Will Howard (Portland Resident), Bill Higgins (Portland Resident), Phillip Ogden (Westbrook Street), Nancy English (Park Avenue), Deborah Napier (Stroudwater Resident), Roseanne Grave (Salem Street), David Lowry (Attorney Representing Stroudwater Neighborhood Jetport parking expansion), George Rheault (Hanover Street), Derryen Plante (Portland Resident)

ANNOUNCEMENTS:

Councilor Michniewicz RE: Potential Changes to Chapter 4 Entertainment License Requirements

Mayor Dion opened the floor for Council announcements. The following individuals spoke: Mayor Dion, Councilor Ali, Councilor Phillips, Councilor Michniewicz, Councilor Grant

Councilor Michniewicz gave an overview of Potential changes to Chapter 4 Entertainment License Requirements and asked the Mayor to put this on the Council agenda for August 25, 2025 for first reading.

PRESENTATIONS:

APPROVAL OF MINUTES OF PREVIOUS MEETING:

City Council Meeting (1 of 2) July 14, 2025- 4:00pm

City Council Meeting (2 of 2) July 14, 2025- 5:30pm

Motion was made by Councilor Sykes and seconded by Councilor Phillips for passage of both meeting minutes. Passage: 9-0

CONSENT ITEMS:

Order 21-25/26 Granting Municipal Officers' Approval of Spring and Park, LLC, dba Gills Bar and Restaurant. Application for Class I FSE at 133 Spring Street - Sponsored by Danielle P. West, City Manager

Orders 21-25/26 through Orders 25-25/26 were all read and passed as consent items. Public comment was taken on all orders together.

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

Passage: 9-0

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

Order 22-25/26 Granting Municipal Officers' Approval of OPP LLC, dba Oun Lidos. Application for Class I FSE at 30 Market Street - Sponsored by Danielle P. West, City Manager

Orders 21-25/26 through Orders 25-25/26 were all read and passed as consent items. Public comment was taken on all orders together.

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

Passage: 9-0

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

Order 23-25/26 Granting Municipal Officers' Approval of Coco Miyake LLC, dba Aomori Market. Application for Class III & IV FSE with Outdoor Dining on Private Property at 52 Hanover Street, Suite C - Sponsored by Danielle P. West, City Manager

Orders 21-25/26 through Orders 25-25/26 were all read and passed as consent items. Public comment was taken on all orders together.

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

Passage: 9-0

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

Order 24-25/26 Granting Municipal Officers' Approval of Reo Miyake LLC, dba Aomori. Application for Class I FSE at 52 Hanover Street, Suite D - Sponsored by Danielle P. West, City Manager

Orders 21-25/26 through Orders 25-25/26 were all read and passed as consent items. Public comment was taken on all orders together.

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

Passage: 9-0

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

Order 25-25/26 Granting Municipal Officers' Approval of Minibar LLC, dba Minibar. Application for Class I FSE with Outdoor Dining on Private Property at 270 Marginal Way - Sponsored by Danielle P. West, City Manager

Orders 21-25/26 through Orders 25-25/26 were all read and passed as consent items. Public comment was taken on all orders together.

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

Passage: 9-0

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

COMMUNICATIONS:

**Communication 1-25/26 Adoption of Historic Preservation Board Procedural Rules
- Kevin Kraft, Director of Planning & Urban Development**

Kevin Kraft (Director of Planning & Urban Development) provided Communication 1-25/26 Adoption of Historic Preservation Board Procedural Rules.

The following individuals commented on the communication: Councilor Phillips

As a communication, no formal action is needed.

UNFINISHED BUSINESS:

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

Motion was made by Councilor Ali and seconded by Councilor Sykes to postpone until August 25, 2025. Passage: 9-0

The following individuals commented on the motion to postpone: Councilor Bullett

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

Orders 4-25/26 through 6-25/26 were all read into the record and public comment was taken on all items together.

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

Mayor Dion opened the floor for public comment. The following individuals spoke: Lynn Tilitson (Visit Portland), Lisa Franklin (Portland Resident), Councilor Ali, Councilor Sykes, Councilor Phillips, Mayor Dion

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

Orders 4-25/26 through 6-25/26 were all read into the record and public comment was taken on all items together.

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

Mayor Dion opened the floor for public comment. The following individuals spoke: Lynn Tilitson (Visit Portland), Lisa Franklin (Portland Resident), Councilor Ali, Councilor Sykes, Councilor Phillips, Mayor Dion

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

Orders 4-25/26 through 6-25/26 were all read into the record and public comment was taken on all items together.

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

Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke: Lynn Tilitson (Visit Portland), Lisa Franklin (Portland Resident), Councilor Ali, Councilor Sykes, Councilor Phillips, Mayor Dion

Order 9-25/26 Establishing a 180-Day Moratorium on Theater and Performance Hall Projects with a Capacity Exceeding 2000 People in the City of Portland - Sponsored by Sustainability & Transportation Committee, Councilor Regina Phillips, Chair

*Point of Order. Item was taken out of order and moved to the end of the meeting.

Mayor Dion opened the floor for public comment. The following individuals spoke: Justin Kurts (South Portland Resident), Matthew Perry (Local Musician), Kevin Erickson (Local Musician), Dave (Local Musician), Katie Dulfur (Local Musician), Julia Strout (Portland Resident), Dave Gutter (Song Writer/Local Artist), Dillon Gallagher (Portland Resident), Phil Saucer (Attorney Bernstein Shur), Carlos Santiago (Portland Resident), Jake (Local Musician), Amiee Petrin (Portland Ovations), Amelia Donovan (Singer/Song Writer), Scott Mohler (Maine Music Alliance), Paula Mahony (Summit Street), Emily Read (One Longfellow Square), Danielle (Room For Improvement), Sarah (Portland Resident), Charles Burger (Portland Resident), Katherine Buxton (Local Artist), Rachel (Maine Resident), Ronald Dube (Portland Resident), Evan Smith (Local Musician), Dwight Schultheis (Portland Resident), Rob Payson (Portland Resident), Clifford (Local Musician), Howard Goldenfarb (Mile Marker), Michael Barowsky (Maine Resident), Heather (Portland Resident), Ryan Vangel (Live Nation), Jill Capraro (No address given), Kristen Kresge (One Longfellow Square), Marty Clark (Portland Business Owner), Alex (Portland Resident), Jordan Sing (Portland Resident), Jennifer (Local Musician), Abbey Goldenfarb (Affordable Developer), Peter Mchlauglin (Peaks Island Resident), Tanya Streno (Local Musician), Caraline Goldenfarb (Kennebunk Port), Ryan Kurlis (Local Artist), Bri Dean (Local Musician), Emily (Local Musician), Patrick Russell (Sherman Street), Erick Osmond (Independent Record Label Owner), Meara Beirne (Woodfords Street), Krista Newman (Aura), Kate Bachelder (Portland Resident), Lucas Sailsbury (Empire Comedy Club), Jessica Diaz (Portland Resident), Miles (Portland Resident) Laura (Old Port Sea Grill and Rawbar), Adam Winstanley (Kennebunk Port), Maggie Terry (Kennebunk Port), Emily Sutton (Portland Sable Oaks), Lauren (Portland Resident), Jaime Saft (Local Musician), Ally Landon (Maine Resident), Sean Oshima (Local Musician), Caroline (Local Musician), Dan Riley (Consulting Firm), Alan Ashton (Portland Resident), Logan MacDonald (Local Musician), Jason Shedlack (Prospect Street), Chris Taylor (Sebego Technics), Charlie Beck (Congress Street), Chris Clark (West End), Nicole (District 2), Matthew (22 Pine Street), Scott Harrison (Roberts Street), Clara (Valley Street Area), Gretchen Pheonix (Park Side Neighborhood), Julia Gall (Portland Resident), Aly Spaltro (Local Musician), Fred Forsley (Shipyard Brewing), Greg (Maine Resident), Sutton Coleman (Portland Resident), Farren (West Bayside), Caroline O'Connor (Musician), Cara (Maine Resident), Ashley (Local Musician), Sky Keith (Local Musician), Curtis Braun (District 1), Michael LoConte (Cross Insurance Arena), Preston (Local Musician), Frank Curran (Maine Resident), Arwin (Local Musician), Miles Smith (Pitt Street), Jack (Portland Resident), Katie (Portland Resident), Maggie Gesner (Live Nation), Todd Goldenfarb (Portland Music

Hall Developer), Stephen Parker (Music Promoter), Eamonn Dundon (Portland Chamber), Don Law (Live Nation), M S Abraham (First Assembly of God), Casey Oaks (Portland Ovations), Alyson (Portland Symphony)

Mayor Dion opened the floor for Council discussion. The following individuals spoke: Councilor Pelletier, Councilor Grant, Councilor Michnevich, Councilor Ali, Michael Goldman (Corporation Counsel), Danielle West (City Manager), Councilor Fournier, Councilor Phillips, Councilor Sykes, Councilor Bullett

Motion was made by Councilor Pelletier and seconded by Councilor Sykes to pass as an emergency, as amended. 6-3 (Councilor Ali, Phillips, Mayor Dion -Opposed)

****Item does not pass as an emergency. The item goes into effect in 30 days.***

The following amendments were voted on:

Amendment #1

Motion was made by Councilor Pelletier and seconded by Councilor Sykes to amend: "Pelletier Amendment #1" RE: Business Impact. The amendment is in the backup material.

The following councilors commented on this amendment: Mayor Dion, Councilor Pelletier, Councilor Michniewicz

Amendment Passed 5-4 (Councilor Ali, Michniewicz, Phillips, Dion-Opposed)

Amendment #2

Motion was made by Mayor Dion and seconded by Councilor Pelletier to amend. "Dion Amendment #2 RE: Effective Date. The amendment is in the backup material

Amendment Passed 8-1 (Phillips Opposed)

Order 10-25/26 Approving an Option to Lease Agreement with Prosperity Housing, LP for City Land at 1125 Brighton Avenue - Sponsored by the Housing & Economic Development Committee, Councilor Pious Ali, Chair

Orders 10-25/26 through 12-25/26 were all read into the record and public comment was taken on all items together.

Motion was made by Councilor Ali and seconded by Councilor Fournier for passage. Passage: 8-1, as amended (Councilor Sykes Opposed)

Mayor Dion opened the floor for public comment. The following individuals spoke: Katherine Buxton (Portland Resident), Derreyn Plante (Holm Ave), George Rheault (Hanover Street), Stephen Scharff (Brackett Street), Julia Strout (Portland Resident), Councilor Sykes, Councilor Bullett, Greg Watson (Director of Housing & Economic Development), Councilor Pelletier, Mayor Dion, Councilor Phillips

The following amendment was voted on:

Motion was made by Mayor Dion and seconded by Councilor Fournier to amend, Amendment titled: Dion Amendment #1 RE: Developer name. Amendment in backup material. Passage 9-0

Order 11-25/26 Designating Prosperity Place 1125 Brighton Avenue Site 1 an Affordable Housing Development 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

Orders 10-25/26 through 12-25/26 were all read into the record and public comment was taken on all items together.

Motion was made by Councilor Fournier and seconded by Councilor Ali for passage, as an emergency. Passage: 8-1 (Councilor Sykes Opposed), as an emergency.

Mayor Dion opened the floor for public comment. The following individuals spoke: Katherine Buxton (Portland Resident), Derreyn Plante (Holm Ave), George Rheault (Hanover Street), Stephen Scharff (Brackett Street), Julia Strout (Portland Resident), Councilor Sykes, Councilor Bullett, Greg Watson (Director of Housing & Economic Development), Councilor Pelletier, Mayor Dion, Councilor Phillips

**Item passed as an emergency. Takes effect immediately.*

Order 12-25/26 Approving the Prosperity Place 1125 Brighton Avenue Site 1 Affordable Housing Credit Enhancement Agreement with Prosperity Place LP - Sponsored by the Housing & Economic Development Committee, Councilor Pious Ali, Chair

Orders 10-25/26 through 12-25/26 were all read into the record and public comment was taken on all items together.

Motion was made by Councilor Ali and seconded by Councilor Fournier for passage as an emergency. Passage: 8-1 (Councilor Sykes Opposed), as an emergency.

Mayor Dion opened the floor for public comment. The following individuals spoke: Katherine Buxton (Portland Resident), Derreyn Plante (Holm Ave), George Rheault (Hanover Street), Stephen Scharff (Brackett Street), Julia Strout (Portland Resident), Councilor Sykes, Councilor Bullett, Greg Watson (Director of Housing & Economic Development), Councilor Pelletier, Mayor Dion, Councilor Phillips

**Item passed as an emergency. Takes effect immediately.*

Order 13-25/26 Designating Mayo Housing 70 East Oxford 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

Orders 13-25/26 through 17-25/26 were all read into the record and public comment was taken on all items together.

Motion was made by Councilor Ali and seconded by Councilor Fournier for passage, as an emergency. Passage: 9-0, as an emergency.

Mayor Dion opened the floor for public comment. The following individuals spoke: Justin Barker (Portland Housing Development Corp), George Rheault (Hanover Street), Jason Shedlock (Prospect Street), Councilor Sykes

**Item passed as an emergency. Takes effect immediately.*

Order 14-25/26 Approving the Mayo Housing 70 East Oxford Street Affordable Housing Credit Enhancement Agreement with Mayo Housing, LP - Sponsored by the Housing & Economic Development Committee, Councilor Pious Ali, Chair

Orders 13-25/26 through 17-25/26 were all read into the record and public comment was taken on all items together.

Motion was made by Councilor Ali and seconded by Councilor Fournier for passage, as an emergency. Passage: 9-0, as an emergency.

Mayor Dion opened the floor for public comment. The following individuals spoke: Justin Barker (Portland Housing Development Corp), George Rheault (Hanover Street), Jason Shedlock (Prospect Street), Councilor Sykes

****Item passed as an emergency. Takes effect immediately.***

Order 15-25/26 Designating Boyd Housing and Cumberland Housing Affordable Housing Development 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

Orders 13-25/26 through 17-25/26 were all read into the record and public comment was taken on all items together.

Motion was made by Councilor Ali and seconded by Councilor Phillips for passage, as an emergency. Passage: 9-0, as an emergency.

Mayor Dion opened the floor for public comment. The following individuals spoke: Justin Barker (Portland Housing Development Corp), George Rheault (Hanover Street), Jason Shedlock (Prospect Street), Councilor Sykes

****Item passed as an emergency. Takes effect immediately.***

Order 16-25/26 Approving the Credit Enhancement Agreement with Boyd Housing, LP - Sponsored by the Housing & Economic Development Committee, Councilor Pious Ali, Chair

Orders 13-25/26 through 17-25/26 were all read into the record and public comment was taken on all items together.

Motion was made by Councilor Ali and seconded by Councilor Fournier for passage, as an emergency. Passage: 9-0, as an emergency.

Mayor Dion opened the floor for public comment. The following individuals spoke: Justin Barker (Portland Housing Development Corp), George Rheault (Hanover Street), Jason Shedlock (Prospect Street), Councilor Sykes

****Item passed as an emergency. Takes effect immediately.***

Order 17-25/26 Approving the Credit Enhancement Agreement with Cumberland Housing, LP - Sponsored by the Housing & Economic Development Committee, Councilor Pious Ali, Chair

Orders 13-25/26 through 17-25/26 were all read into the record and public comment was taken on all items together.

Motion was made by Councilor Ali and seconded by Councilor Fournier for passage, as an emergency. Passage: 9-0, as an emergency.

Mayor Dion opened the floor for public comment. The following individuals spoke: Justin Barker (Portland Housing Development Corp), George Rheault (Hanover Street), Jason Shedlock (Prospect Street), Councilor Sykes

****Item passed as an emergency. Takes effect immediately.***

Order 18-25/26 Adopting Development Program for Portland Downtown for Fiscal Year 2025-2026 - Sponsored by the Finance Committee, April Fournier, Chair

Orders 18-25/26 through 20-25/26 were all read into the record and public comment was taken on all items together.

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

Passage: 8-1 (Councilor Pelletier Opposed)

Mayor Dion opened the floor for public comment. The following individuals spoke: Lisa Franklin (Portland Resident), Carey Tyson (Portland Downtown), Ania More (Preble Street), Rich Winston (Roaring Brook Way), Stephen Scharff (Brackett Street), Vickie Brothers (Congress Square), Paula Mohoney (Summit Street), Rob Hastings (Congress Street), Kate (Portland Resident), Mayor Dion, Councilor Bullett, Councilor Michniewicz, Councilor Sykes, Councilor Phillips, Councilor Fournier, Councilor Pelletier, Danielle West (City Manager)

Order 19-25/26 Establishing Maintenance and Implementation Assessments for Portland Downtown for Fiscal Year 2025-2026 - Sponsored by the Finance Committee, April Fournier, Chair

Orders 18-25/26 through 20-25/26 were all read into the record and public comment was taken on all items together.

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

Passage: 8-1, as amended (Councilor Pelletier Opposed)

Mayor Dion opened the floor for public comment. The following individuals spoke: Lisa Franklin (Portland Resident), Carey Tyson (Portland Downtown), Ania More (Preble Street), Rich Winston (Roaring Brook Way), Stephen Scharff (Brackett Street), Vickie Brothers (Congress Square), Paula Mohoney (Summit Street), Rob Hastings (Congress Street), Kate (Portland Resident), Mayor Dion, Councilor Bullett, Councilor Michniewicz, Councilor Sykes, Councilor Phillips, Councilor Fournier, Councilor Pelletier, Danielle West (City Manager)

The following amendment was voted on:

Amendment #1

Motion was made by Councilor Pelletier and seconded by Councilor Sykes to amend: "Mayor Amendment #1" RE: Updated Exhibit A. The amendment is in the backup material.

Amendment Passed 8-1 (Councilor Pelletier-Opposed)

Order 20-25/26 Order Approving the Agreement Between the City of Portland and Portland Downtown For Fiscal Year 2025-2026 - Sponsored by the Finance Committee, April Fournier, Chair

Orders 18-25/26 through 20-25/26 were all read into the record and public comment was taken on all items together.

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

Passage: 8-1 (Councilor Pelletier Opposed)

Mayor Dion opened the floor for public comment. The following individuals spoke: Lisa Franklin (Portland Resident), Carey Tyson (Portland Downtown), Ania More (Preble

Street), Rich Winston (Roaring Brook Way), Stephen Scharff (Brackett Street), Vickie Brothers (Congress Square), Paula Mohoney (Summit Street), Rob Hastings (Congress Street), Kate (Portland Resident), Mayor Dion, Councilor Bullett, Councilor Michniewicz, Councilor Sykes, Councilor Phillips, Councilor Fournier, Councilor Pelletier, Danielle West (City Manager)

ORDERS:

Order 26-25/26 Setting Election Date on a Citizen Initiative Amendment to the Portland City Code Chapter 17 RE: An Act to End Fugitive Coal Dust - Sponsored by Ashley Rand, City Clerk

Motion was made by Councilor Phillips and seconded by Councilor Ali to postpone until August 25, 2025. Passage: 9-0

ADJOURNMENT:

Motion was made by Councilor Bullett and seconded by Councilor Phillips to adjourn. Passage 9-0 at 11:55pm

A TRUE RECORD

Ashley Rand, City Clerk