

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 - SEPTEMBER 3, 2025 (HYBRID)

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 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=bjHvOixYFFy9JjdZq5FbpqabKd8pDa.1>

PLEDGE OF ALLEGIANCE:

ROLL CALL:

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

ANNOUNCEMENTS:

RECOGNITIONS:

PRESENTATIONS:

APPROVAL OF MINUTES OF PREVIOUS MEETING:

City Council Meeting Minutes-August 25, 2025

PROCLAMATIONS:

Proclamation 2-25/26 Recognizing September 12 to September 21, 2025 as Welcoming Week - Sponsored by Mark Dion, Mayor

Proclamation 3-25/26 Recognizing September 15 to September 21, 2025 National Rehabilitation Awareness Week - Sponsored by Mark Dion, Mayor

**Proclamation 4-25/26 Recognizing September 2025 as African Heritage Month -
Sponsored by Mark Dion, Mayor**

APPOINTMENTS:

**Order 39-25/26 Confirming the Appointment of Mary Christie as Associate
Corporation Counsel - Sponsored by Michael Goldman, Corporation Counsel**

Attorney Mary Christie will serve the Office of Corporation Counsel as an Associate Corporation Counsel. This order would confirm her appointment and set her salary at \$121,225.

To make this item effective immediately, staff is requesting that this item be passed as an emergency. Seven affirmative votes are required for passage as an emergency after public comment.

CONSENT ITEMS:

**Order 40-25/26 Declaring October 5, 2025 the 34th Annual Maine Marathon, Half
Marathon & Relay Festival - Sponsored by Danielle P West, City Manager**

This will be the 34th running of the Maine Marathon. There will be approximately 3,500 registered runners, with approximately 800 anticipated spectators lining much of the race route.

Baxter Boulevard and Payson Park as well as Preble Street from Hannaford to Baxter Boulevard will be closed to vehicular traffic from 5 am to 3 pm.

Baxter Boulevard between Pedro Field and Hannaford entrance is the START/FINISH line area and where several tents will be set up.

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

**Order 41-25/26 Granting Municipal Officers' Approval of Watami Old Port Corp.,
dba Watami. Application for Class I FSE with Outdoor Dining on Private Property
at 230 Commercial Street - Sponsored by Danielle P. West, City Manager**

Application was filed on 8/11/25. Location was previously Sapporo.

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

**Order 42-25/26 Granting Municipal Officers' Approval of Duoro LLC, dba Duoro
LLC. Application for Class I FSE at 110 Thames Street, Suite A - Sponsored by
Danielle P. West, City Manager**

Application was filed on 8/7/25. This establishment is occupying a new premises.

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

Order 43-25/26 Granting Municipal Officers' Approval of Tripp Lake Hospitality Inc, dba Abbiocco. Application for Class I FSE with Outdoor Dining on Private Property at 634 Forest Avenue - Sponsored by Danielle P. West, City Manager

Application was filed on 7/21/25. Location was previously Sissle and Daughters.

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

Order 44-25/26 Granting Municipal Officers' Approval of Sandstorm LLC, dba Rising Tide Brewing Company. Application for Class I FSE at 103 Fox Street - Sponsored by Danielle P. West, City Manager

Application was filed on 8/4/25. This is an existing establishment with Combined Entertainment and Outdoor Dining on Private Property upgrading their liquor license classification.

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

Order 45-25/26 Granting Municipal Officers' Approval of TPBB Inc, dba Tomaso's Pizza & Burger Bar. Application for Indoor Entertainment at 51 Wharf Street - Sponsored by Danielle P. West, City Manager

Application was filed on 7/31/25. This is an existing establishment with a Class I FSE and Outdoor Dining on Public Property.

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

COMMUNICATIONS:

Communication 3-25/26 Staff Update re: Revitalization of Congress Street Corridor - Greg Jordan, Assistant City Manager

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

RESOLUTIONS:

Resolve 1-25/26 Approving Ecomaine Revenue Bond Financing - Sponsored by Danielle P. West, City Manager

This resolution is to comply with the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA). Ecomaine is a quasi-municipal organization that plans to borrow money to purchase new recycling equipment to replace a 30-year-old system that is past the end of its useful life. The recycling facility is in Portland and TEFRA states that a municipal officer, in this case the City Council, needs to sign off that Portland agrees with this project.

Five affirmative votes are required for passage after public comment.

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

Subject to approval, this \$96,400 federal grant distributed by the Maine Department of Public Safety will be used by the Portland Fire Department for the purpose of enhancing Portland's Community Paramedicine services. Specifically, this funding will support the training and certification of eight (8) Mobile Medical Outreach team members as Community Paramedicine Technicians. Grant funding will cover employee compensation costs related to taking off-duty classes (\$86,400) and the cost of program tuition (\$10,000).

This item must be read on two separate days. It received its first reading on April 14. It was postponed on April 28 and again on May 19. Five affirmative votes are required for passage after public comment.

Order 32-25/26 Accepting and Appropriating a \$25,000 Resilient Communities Grant from the Casco Bay Estuary Partnership and Approving the Subaward Between the University of Maine System and the City of Portland - Sponsored by Danielle P. West, City Manager

If approved, this \$25,000 grant would be used to collect vital data on how immigrant and under-represented communities interact with climate resiliency efforts. This funding from the Casco Bay Estuary Partnership Resilience and Monitoring Grants as part of its *Bridging Cultures for Climate Resilience Project: A Community Needs Assessment* will provide insights that will directly support the City of Portland's efforts to build a comprehensive community resilience plan which reflects and accounts for the needs and experiences of under-represented communities. The process will also bring together groups that typically do not work together, fostering new partnerships, collaboration, and a resilient Portland for everyone.

This item must be read on two separate days. It received its first reading on August 25. Five affirmative votes are required for passage after public comment.

Order 33-25/26 Accepting and Appropriating a \$156,378 Parks Lighting Pilot Grant from the United States Tennis Association - Sponsored by Danielle P. West, City Manager

This agenda item seeks the City Council's approval to formally accept and appropriate a grant totaling \$156,378 from the United States Tennis Association (USTA). This significant funding is specifically designated for the installation of new, state-of-the-art lighting at the tennis courts located in Payson Park. This grant, part of the USTA Parks Lighting Pilot Program, will enhance the park's recreational facilities, extending playability into the evening hours and significantly improving the overall experience for our community's tennis enthusiasts.

Acceptance of this grant comes with several collaborative commitments designed to maximize the impact of the improved facilities. These include a commitment to display USTA promotional materials, allow USTA to survey participants, and maintain the new lighting infrastructure for a minimum of five years. Furthermore, the grant includes the provision of USTA's SmartAccess gate system hardware, which will enable online court booking, usage tracking, and potential revenue generation, with the USTA covering the

first year of the associated subscription service. This partnership aims to not only upgrade our facilities but also foster increased tennis participation and programming within the community.

This item must be read on two separate days. It received its first reading on August 25. Five affirmative votes are required for passage after public comment.

Order 34-25/26 Appropriating \$2,448,173 in HOME American Rescue Plan Funding - Sponsored by the Housing & Economic Development Committee, Councilor Pious Ali, Chair

The American Rescue Plan (ARP) appropriated funds for the U.S. Department of Housing and Urban Development (HUD) to distribute under the HOME Investment Partnership Program (HOME). The Cumberland County HOME Consortium (CCHC), a partnership between the City of Portland and Cumberland County, received a \$3,599,560.00 allocation from the HOME-ARP program. The HOME-ARP program is intended to provide affordable rental housing, tenant based rental assistance, supportive housing services, and non-congregate shelter development, and other resources to HOME-ARP Qualifying Populations (QPs) which includes folks experiencing homelessness and other vulnerable populations. The City of Portland and Cumberland County's HOME-ARP Allocation Plan was approved by Order 154-22/23 and by HUD on May 1, 2023, and the Substantial Amendment to this Allocation Plan was approved by Order 179-23/24 and by HUD on September 4, 2024.

The Housing & Economic Development Committee met on July 15, 2025 and voted (3-1 Sykes), to make the following funding recommendations for approval by the City Council (see Background section of staff memo for more information on each application):

- Development of Affordable Rental Housing (\$1,429,000): Youth and Family Outreach \$950,000 and Greater Portland Family Promise \$479,000
- Supportive Services (\$1,019,173): Commonsplace \$471,454.45, Milestone \$197,000 and Preble Street \$350,718.55

This item must be read on two separate days. It received its first reading on August 25. Five affirmative votes are required for passage after public comment.

Order 35-25/26 Amendment to Portland City Code Chapter 30 RE: Taxi Fares - Sponsored Sustainability & Transportation Committee, Councilor Regina Phillips, Chair

Chapter 30 regulates the fares taxi operators are allowed to charge their passengers. The ordinance establishes a base fare and sets a rate for each additional one-tenth of a mile and provides for a charge for time spent waiting at the request of the passenger. The ordinance also establishes a minimum fare for rides that begin at the Portland Jetport. Taxi fares have not been amended for more than ten years and have not kept up with the increased costs of operating a taxi service. After reviewing rates in comparable cities, including Manchester, NH and Burlington, VT, the Sustainability and Transportation Committee unanimously recommended the proposed rates during their meeting on July 9.

This item must be read on two separate days. It received its first reading on August 25. Five affirmative votes are required for passage after public comment.

Order 36-25/26 Amendment to Portland City Code Chapter 6 RE: Vacant Commercial Properties - Sponsored by the Housing & Economic Development Committee, Councilor Pious Ali, Chair

At the Housing and Economic Development Committee meeting held on June 17, 2025, the Committee reviewed proposed amendments to Chapter 6 of the City Code to add a section "Vacant Commercial Properties" to promote public welfare, economic development, and vibrancy in the city by incentivizing occupancy in its street-level commercial spaces. The HEDC voted 4-0 to forward the amendments to the Portland Planning Board and City Council for approval. The Planning Board met on July 22, 2025, and voted 6-0 to send the proposed amendments to City Council for approval.

This is a companion order to the order below.

This item must be read on two separate days. It received its first reading on August 25. Five affirmative votes are required for passage after public comment.

Order 37-25/26 Amendment to Portland City Code Chapter 14 RE: Pedestrian Activities District (PAD) Overlay Zone - Sponsored by the Planning Board, Brandon Mazer, Chair

On July 22, 2025 the Planning Board voted unanimously (6-0, Silk absent) to recommend that the City Council adopt a text amendment to Section 8.5 of the land use code pertaining to the Pedestrian Activities District (PAD) Overlay zone. The proposed text amendment would add a provision that requires buildings located within the areas identified on the PAD Overlay Zone map to comply with the Vacant Commercial Properties Ordinance, as would be outlined in Chapter 6 of the City Code. This change is necessary to define the boundary as outlined in the proposed Vacant Commercial Properties Ordinance. If the proposed Vacant Commercial Properties Ordinance is not adopted by the City Council, this text amendment would no longer be pursued.

This is a companion order to the order above.

This item must be read on two separate days. It received its first reading on August 25. Five affirmative votes are required for passage after public comment.

ORDERS:

Order 46-25/26 Approving Agreement Between the State of Maine Department of Transportation and the City of Portland RE: Pedestrian Crossing Improvements on West Commercial Street - Sponsored by Danielle P. West, City Manager

This project is part of MaineDOT's Locally Administered Project (LAP) Program. The City of Portland DPW will administer the project and pays 10 percent of the estimated cost. By signing the partnership agreement, it enables MaineDOT and DPW to proceed with the project and obligates the City to pay for 10% of the original estimated project cost; the City share for this initial phase of design work is estimated to be \$17,078.30. The MaineDOT, using state and federal funding, will be paying \$153,704.70.

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

EXECUTIVE SESSION:

ADJOURNMENT: