

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=bjHvOixYFFy9JjdZq5FbpqabKd8pDa.1>

PLEDGE OF ALLEGIANCE:

Mayor Dion led all present in the Pledge of Allegiance.

ROLL CALL:

Mayor Dion called the meeting to order at 5:00pm.

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

Councilors Absent: Councilor Fournier

*Councilor Pelletier joined at 5:03pm

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

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

Joey Burnelle (Pine Street), Ron Chrisman (Ward 4), George Rheault (Hanover Street)

ANNOUNCEMENTS:

Mayor Dion opened the floor for Council Announcements. The following made an announcement:

Councilor Bullett, Councilor Sykes

RECOGNITIONS:

PRESENTATIONS:

APPROVAL OF MINUTES OF PREVIOUS MEETING:

City Council Meeting Minutes-August 25, 2025

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

Passage: 8-0 (Councilor Fournier absent)

PROCLAMATIONS:

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

Councilor Phillips read Proclamation 2-25/26 Recognizing September 12 to September 21, 2025, as Welcoming Week into the record.

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

Mayor Dion read Proclamation 3-25/26 Recognizing September 12 to September 21, 2025, as National Rehabilitation Awareness Week into the record.

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

Councilor Ali read Proclamation 4-25/26 Recognizing September 2025 as African Immigrant Heritage Month into the record.

APPOINTMENTS:

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

Motion was made by Councilor Phillips and seconded by Councilor Ali for passage, as an emergency. Passage: 8-0 (Councilor Fournier absent)

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

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

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

Orders 40-25/26 through Orders 45-25/26 were all read and passed as consent items.

Public comment was taken on all orders together.

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

Passage: 8-0 (Councilor Fournier Absent)

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

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

Orders 40-25/26 through Orders 45-25/26 were all read and passed as consent items.

Public comment was taken on all orders together.

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

Passage: 8-0 (Councilor Fournier Absent)

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

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

Orders 40-25/26 through Orders 45-25/26 were all read and passed as consent items.

Public comment was taken on all orders together.

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

Passage: 8-0 (Councilor Fournier Absent)

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

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

Orders 40-25/26 through Orders 45-25/26 were all read and passed as consent items.

Public comment was taken on all orders together.

Motion was made by Councilor Michniewicz and seconded by Councilor Ali for passage.
Passage: 8-0 (Councilor Fournier Absent)
Mayor Dion opened the floor for public comment. No one spoke.

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

Orders 40-25/26 through Orders 45-25/26 were all read and passed as consent items.
Public comment was taken on all orders together.
Motion was made by Councilor Michniewicz and seconded by Councilor Ali for passage.
Passage: 8-0 (Councilor Fournier Absent)
Mayor Dion opened the floor for public comment. No one spoke.

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

Orders 40-25/26 through Orders 45-25/26 were all read and passed as consent items.
Public comment was taken on all orders together.
Motion was made by Councilor Michniewicz and seconded by Councilor Ali for passage.
Passage: 8-0 (Councilor Fournier Absent)
Mayor Dion opened the floor for public comment. No one spoke.

COMMUNICATIONS:

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

Danielle West (City Manager) provided Communication 3-25/26 Staff Update Re: Revitalization of Congress Street Corridor.
As a communication ,no formal action is required.

RESOLUTIONS:

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

Motion was made by Councilor Ali and seconded by Councilor Michniewicz for passage.
Passage: 8-0 (Councilor Fournier absent)
Mayor Dion opened the floor for public comment. The following individuals spoke:
George Rheault (Hanover Street), Mayor Dion,

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

Motion was made by Councilor Sykes and seconded by Councilor Bullett for passage.
Passage: 8-0 (Councilor Fournier absent)
Mayor Dion opened the floor for public comment. No one spoke.

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

Motion was made by Councilor Bullett and seconded by Councilor Phillips for passage.
Passage: 8-0 (Councilor Fournier absent)
Mayor Dion opened the floor for public comment. The following individuals spoke:
Councilor Phillips

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

Motion was made by Councilor Bullett and seconded by Councilor Pelletier for passage.
Passage: 7-1 (Councilor Sykes-Opposed) (Councilor Fournier absent)
Mayor Dion opened the floor for public comment. The following individuals spoke:
Councilor Sykes, Councilor Bullett, Ethan Hipple (Director of Parks & Recreation), Councilor Phillips, Councilor Grant

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

Motion was made by Councilor Bullett and seconded by Councilor Phillips for passage.
Passage: 8-0 (Councilor Fournier absent)
Mary Davis (Housing & Community Division Director) gave an overview of this item.
Mayor Dion opened the floor for public comment. The following individuals spoke:
George Rheault (Hanover Street), Joe McNally (Milestone Recovery), Councilor Sykes, Councilor Michniewicz, Councilor Bullett

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

Motion was made by Councilor Phillips and seconded by Councilor Ali to postpone until September 15, 2025. Passage: 8-0 (Councilor Fournier absent)
**Item postponed until September 15, 2025*

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

*Orders 36-25/26 & Order 37-25/26 were read into the record together. Public comment was taken on both orders at the same time.
Greg Watson (Director of Housing & Economic Development) & Kevin Kraft (Director of Planning) gave an overview of both items.
Mayor Dion opened the floor for public comment. The following individuals spoke:
Stephen Scharff (Brackett Street), Bev Uhlenhake (Prospect Street), George Rheault (Hanover Street), Eammon Dundon (Portland Regional Chamber)

Motion was made by Councilor Bullett and seconded by Councilor Phillips for passage, as amended. Passage: 5-3 (Councilor Ali, Councilor Phillips, Mayor Dion Opposed) (Councilor Fournier absent)

The following Councilors commented on the motion as amended: Councilor Pelletier, Councilor Michniewicz, Greg Watson (Director of Economic Development and Housing), Mayor Dion, Councilor Bullett, Councilor Phillips, Councilor Sykes, Councilor Ali, Councilor Grant, Councilor Pelletier

Motion was made by Councilor Phillips and seconded by Councilor Ali to send Order 36-25/26 back to the HEDC Committee. Motion fails: 3-5 (Councilor Grant, Sykes, Pelletier Michniewicz, Bullett Opposed) (Councilor Fournier absent)

The following Councilors commented on the motion to refer back to committee: Councilor Michniewicz, Councilor Sykes, Councilor Phillips

**Motion failed.*

The following amendments were voted on:

Motion was made by Councilor Sykes and seconded by Councilor Michniewicz to amend. Amendment titled: Sykes Amendment #1-RE: Exemption for Newly Constructed Properties. Amendment is in backup materials. Passage: 5-3 (Councilor Ali, Councilor Phillips, Mayor Dion Opposed) (Councilor Fournier absent)

The following Councilors commented on the amendment: Councilor Michniewicz, Councilor Sykes

**Amendment Passed.*

Motion was made by Councilor Sykes and seconded by Councilor Michniewicz to amend. Amendment titled: Sykes Amendment #2-RE: Fee Schedule. Amendment is in backup materials. Passage: 5-3 (Councilor Ali, Councilor Phillips, Mayor Dion Opposed) (Councilor Fournier absent)

The following Councilors commented on the amendment: Councilor Sykes, Mayor Dion
**Amendment Passed.*

Amendment from the floor:

Motion was made by Councilor Michniewicz and seconded by Sykes to amend.

Amendment is as follows: In section 6-275(a) insert "provide and" before "install"; In the definition of temporary art in section 6-272, insert "provided and" before "installed"; Change "1-5" to "1-15" in section 6-276(b)

Passage: 5-3 (Councilor Ali, Councilor Phillips, Mayor Dion Opposed) (Councilor Fournier absent)

The following Councilors commented on the amendment: Councilor Michniewicz

**Amendment Passed.*

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

*Orders 36-25/26 & Order 37-25/26 were read into the record together. Public comment was taken on both orders at the same time.

Greg Watson (Director of Housing & Economic Development) & Kevin Kraft (Director

of Planning) gave an overview of both items.

Mayor Dion opened the floor for public comment. The following individuals spoke: Stephen Scharff (Brackett Street), Name? (Prospect Street), George Rheault (Hanover Street), Eammon Dundon (Portland Regional Chamber)

Motion was made by Councilor Sykes and seconded by Councilor Ali for passage. Passage: 7-1 (Councilor Phillips-Opposed) (Councilor Fournier absent)

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 is first reading.

EXECUTIVE SESSION:

ADJOURNMENT:

Motion was made by Councilor Phillips and seconded by Councilor Michniewicz to adjourn. Passage 8-0 (Councilor Fournier Absent) at 7:19pm

A TRUE RECORD

Ashley Rand, City Clerk