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 - NOVEMBER 3, 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/7615/media

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-October 20, 2025

RESOLUTIONS:

Resolve 3-25/26 Amending Council Rules - Sponsored by Rules Committee, Councilor Pious Ali, Chair

The Rules Committee met on June 11, 2025, and voted to forward this item to the City Council with a recommendation for approval. The proposed amendments to the City Council's Rules of Procedure change the rules regarding proclamations, the manner of speaking by members of the City Council, and referrals to committees and make minor clarifying edits.

This item must be read on two separate days. It received its first reading on October 20. Five affirmative votes are required for passage after public comment.

Resolve 4-25/26 Supporting Collaboration with the Gulf of Maine Research Institute to Advance Climate Adaptation and Resilience - Sponsored by Mark Dion, Mayor

The Sustainability and Transportation Committee recommended this resolution to the City Council during their meeting on October 8.

The City of Portland and the Gulf of Maine Research Institute share mutual interests in working to address the impacts of sea level rise and in promoting economic development on the marine economy on the Portland waterfront. The organizations have a long history of collaboration and have worked together on projects that educate the community about the impacts of climate change as well as projects that generate scientific data that informs the fishing community, government agencies, and other stakeholders about the changing conditions in Casco Bay and the Gulf of Maine. Closer collaboration will improve information sharing between our organizations, strengthen grant applications for funding projects of mutual concern, and facilitate resilience planning to prepare the working waterfront for higher sea levels and more intense storms in the coming years.

Five affirmative votes are required for passage after public comment.

PROCLAMATIONS:

Proclamation 13-25/26 Recognizing Barber Foods - Sponsored by Councilor Pious Ali

Proclamation 14-25/26 Native American History Month - Sponsored by Mark Dion, Mayor

Proclamation 15-25/26 Recognizing Kevin J. Battle for a Lifetime of Service - Sponsored by Mark Dion, Mayor

COMMUNICATIONS:

Communication 6-25/26 The 2024 Fossil Fuel Infrastructure Report - Troy Moon, Sustainability Director

Chapter 6-176 of City Code requires the Sustainability Director to provide an annual report the City Council describing buildings constructed in Portland that do not use fossil fuel infrastructure, building technologies deployed that have been implemented instead of fossil fuel infrastructure, and a review of policies adopted at the state and municipal level to stop the use of fossil fuels.

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

UNFINISHED BUSINESS:

Order 93-23/24 Waiving the Class III & IV with Indoor Entertainment Application Fees for the Maine Irish Heritage Center - Sponsored by Housing & Economic Development Committee, Councilor Pious Ali, Chair

The City Council approved these licenses on August 14, 2023, but did not make a determination regarding the applicant's request for a waiver of application fees.

If passed, this order would waive the fee associated with the annual indoor entertainment application (currently totaling $1,406.00 collected annually) for the Maine Irish Heritage Center, a nonprofit corporation, at 687 Forest Avenue. According to Sec. 15-12.1 of City Code, "The city council may, in its discretion, waive or reduce any fee required of any nonprofit organization where the council determines the purpose of the licensed activity or the funds to be raised by the activity are of direct benefit to the citizens of the city." At the request of the applicant, staff have included a fee waiver for the Council's consideration.

This item was first read on January 3, 2024 and referred to the Housing & Economic Development Committee (HEDC) for consideration. Upon reviewing this item at their meeting on January 23, 2024, the HEDC recommended the Council grant a 50% fee waiver (totaling $703.00 collected annually). Due to an administrative error, this item did not immediately return to the Council for consideration; the oversight was recently discovered by staff, resulting in the item's inclusion in tonight's agenda.

Five affirmative votes are required for passage after public comment.

Order 77-25/26 Accepting and Appropriating a $30,460 Maine Department of Environmental Protection Waste Reduction Grant - Sponsored by Danielle P. West, City Manager

The Sustainability Office applied for and was awarded a waste reduction grant in the amount of $30,460 in order to install covered kiosks at seven community compost drop-off locations and to establish an additional site on Irving St. at Heseltine Park. Accepting the grant will authorize funding for this project.

This item must be read on two separate days. It received its first reading on October 20. Five affirmative votes are required for passage after public comment.

Order 78-25/26 Approving the Collective Bargaining Agreement Between the City of Portland and the Professional and Technical City Employee Association - Sponsored by Danielle P. West, City Manager

This item approves a negotiated successor collective bargaining agreement between the City of Portland and the Professional and Technical City Employees Association for the period of July 1, 2025, through June 30, 2028. This proposal is presented after previously receiving guidance from the City Council executive sessions held on January 13, March 31, and July 28, 2025, and after having been approved by the Professional and Technical City Employees Association.

This item must be read on two separate days. It received its first reading on October 20. Five affirmative votes are required for passage after public comment.

Order 79-25/26 Designating the Lambert Woods South 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

The Housing and Economic Development Committee met on July 15, 2025, and voted 4-0 to recommend approval of this item by the City Council. On August 25, 2025, the City Council approved a one-year extension of the Purchase and Sale Agreement between the City of Portland and Maine Cooperative Development Partners, LLC (MCDP).

Maine Cooperative Development Partners, LLC (MCDP) has development approval for 90 Cooperative Housing homes in eight buildings to be built on property at 165 Lambert

Street. After the transfer of the property by the City to MCDP, MCDP will transfer the property to Lambert Woods Cooperative. All the units will be affordable to households at or below 100% of the area median income ($129,800 4-person household; $103,850 2-person household). The project will be built in phases with 22 homes in the first phase. MCDP is requesting the City establish an Affordable Housing Tax Increment Financing (AHTIF) District with a CEA that would return to the developer 75% of the new tax revenue generated by the project for 30 years.

The proposed project would be taxable, with an estimated annual assessment of $18,760,000. This number also represents the increased assessed value as the current or original assessed value is $0. The estimated annual assessed value is based on the current project pro forma and development costs. An actual assessed value will be assigned to the project as it is constructed using the pricing schedules put in place at construction. Using current information, including the FY26 mil rate of .01198, the annual tax is estimated at $224,745. TIF projections and proposed district map are included in the backup.

Seventy-five percent (75%) of the increased tax revenue would be captured and returned to the project/developer through a CEA. The remaining twenty-five percent (25%) non-captured revenue from the increased assessed value will be general fund revenue. The CEA would return approximately $6,838,099 in captured tax revenue to the project/developer (averaged at $227,937 annually over thirty years) to support project debt service and payment of deferred developer fees. Non-captured general fund revenues are estimated at $2,279,366 (averaged at $75,979 annually over thirty years).

This item must be read on two separate days. It received its first reading on October 20. Five affirmative votes are required for passage after public comment.

Order 80-25/26 Approving the Lambert Woods South Affordable Housing Credit Enhancement Agreement with Lambert Woods Cooperative - Sponsored by the Housing & Economic Development Committee, Councilor Pious Ali, Chair.

This is a companion Order to the previous Order Designating Lambert Woods South 165 Lambert Street an Affordable Housing Development and Tax Increment Financing District and Adopting the Municipal Development Program for the District.

This item must be read on two separate days. It received its first reading on October 20. Five affirmative votes are required for passage after public comment.

Order 81-25/26 Appropriating $2,200,000 from the Jill C. Duson Housing Trust Fund to Lambert Woods Cooperative RE: Lambert Woods South 165 Lambert Street - Sponsored by the Housing and Economic Development Committee, Councilor Pious Ali, Chair

The Housing and Economic Development Committee met on July 15, 2025, and voted 4-0 to recommend this item for approval by the City Council.

Maine Cooperative Development Partners, LLC, (MCDP) has development approval for 90 Cooperative Housing homes in eight buildings to be built on property at 165 Lambert Street. The project will be completed in phases. The first phase will include 22 homes, a parking lot and significant right-of-way improvements (drainage, sidewalk, bus shelter, and street parking) along Washington Ave Ext. and has an estimated development budget of $8 - 8.5 million. The proposed financing package includes bank financing, member share equity, $1,000,000 of foundation funds a Credit Enhancement Agreement/Affordable Housing Tax Increment Financing District and a $2.2 million loan from the City's Jill C. Duson Housing Trust Fund. After the transfer of the property by the City to MCDP, MCDP will transfer the property to Lambert Woods Cooperative.

If the City approves the funding for the first phase, construction is expected to begin in about 6 months and be completed within 10 months. After the first two buildings are occupied, MCDP will move on to secure financing that will allow the next two buildings to be constructed, and will continue with the phased construction plan until all eight buildings are completed. Later phases may be consolidated depending on financing options, strength of the market, construction costs, interest rates, etc.

The loan from the Jill C. Duson Housing Trust Fund will be in the amount of $2.2 million dollars at 0% interest over 30 years. When the project is completed, MCDP will begin to make payments on the City loan out of surplus cash flow after repayment of the deferred developer fee or pay the loan in full through a project refinancing. See Background Section for more detailed repayment terms.

This item must be read on two separate days. It received its first reading on October 20. Five affirmative votes are required for passage after public comment.

Order 82-25/26 Amendment to Portland City Code Chapter 14 RE: Hotel Inclusionary Zoning - Sponsored by Planning Board, Brandon Mazer, Chair

On November 4, 2024, the City Council enacted a moratorium on new hotel development in Portland in response to concerns about the effectiveness of the City's hotel inclusionary zoning program and its relationship to housing affordability. The moratorium, which will remain in place until November 29, 2025, directed staff to evaluate the policy and bring forward recommendations for potential amendments.

Since that time, staff worked with the Greater Portland Council of Governments (GPCOG) to update the City's nexus study, presented alternatives to the Housing and Economic Development Committee, and engaged Colliers International to complete a third-party feasibility assessment of potential fee levels. At a public hearing before the Planning Board on September 23, 2025, staff presented an amendment to the hotel inclusionary zoning ordinance, which included raising the amount of the fee-in-lieu of constructing housing units from $4,831 to $9,520 per hotel room and changing the alternative unit contribution option from one affordable unit per 28 rooms to one unit per 19 rooms. A motion to recommend the proposed changes to the City Council did not pass with a majority vote by the Planning Board. The Board voted 3-3 (Mazer, Silk, and Fox opposed, Robertson absent). This item is now being forwarded to the Council for a vote on the proposed amendment.

This item must be read on two separate days. It received its first reading on October 20. Five affirmative votes are required for passage after public comment.

Order 83-25/26 Amendment to the Portland City Code Chapter 28 RE: Snow Ban Fee - Sponsored by Sustainability & Transportation Committee, Councilor Regina Phillips, Chair

At its October 8, 2025 meeting, the Sustainability & Transportation Committee unanimously recommended this item to the Council for approval.

The proposed change to Chapter 28 of the Portland City Code would increase the fine for failing to move a vehicle during winter storm parking bans from $40.00 to $175.00. The goal of the change is to increase compliance and improve the speed and efficiency of snow removal, and ultimately the safety and accessibility of city streets. Historically, the City has attempted to tow vehicles found to be in violation of winter storm parking bans. The total cost to reclaim a towed vehicle within 24 hours is $210.00 ($40 parking fine + $35 impound fee + $135 towing charge). However, a variety of constraints will reduce the scale of potential towing during the 2025-26 winter season, including the loss of a large-scale inbound lot at Ocean Gateway terminal, inconsistent availability of tow truck operators, insufficient capacity of tow truck operators to tow vehicles at the scale needed to be an effective deterrent, and city staffing constraints.

In connection with the proposed parking fine increase, the City would add six (6) additional snow ban parking locations where residents can relocate their cars free of charge. These locations will supplement fifteen (15) free locations previously used, and seven (7) locations (including garages) that charge a fee.

If approved, City staff would implement a communications campaign on the changes prior to winter's onset, and would enhance communications efforts with the public following the declaration of a parking ban.

This item must be read on two separate days. It received its first reading on October 20. Five affirmative votes are required for passage after public comment.

ORDERS:

Order 84-25/26 Waiving the Beano/Bingo License Fee for the Veterans of Foreign Wars Post 6859 for the 2025 Calendar Year - Sponsored by Housing & Economic Development Committee, Councilor Pious Ali, Chair

If passed, this order would waive the fee associated with this annual Beano/Bingo license renewal (currently totaling $104.00, collected annually) for the Veterans of Foreign Wars (VFW) Post 6859, a nonprofit corporation, at 687 Forest Avenue for calendar year 2025. According to Sec. 15-12.1 of City Code, "The city council may, in its discretion, waive or reduce any fee required of any nonprofit organization where the council determines the purpose of the licensed activity or the funds to be raised by the activity are of direct benefit to the citizens of the city." At the request of the applicant, staff have included a fee waiver for the Council's consideration.

Upon reviewing this item at their meeting on September 23, 2025, the Housing & Economic Development Committee recommended the Council grant a 50% fee waiver.

Five affirmative votes are required for passage after public comment.

EXECUTIVE SESSION:

ADJOURNMENT: