

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)

FULLY REMOTE SPECIAL CITY COUNCIL MEETING - FEBRUARY 23, 2026

The Portland City Council will hold a City Council Meeting remotely via Zoom. 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 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/86488672978?pwd=vu4YVP9DoO6umFP1rO4OQQXImO84ma.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 02.02.2026

CONSENT ITEMS:

Order 132-25/26 Granting Municipal Officers' Approval of Lord Hobo Brewing Company, dba Lone Pine Brewing Company. Application for Class XI Restaurant/Lounge with Outdoor Dining on Private Property at 250 Commercial Street - Sponsored by Danielle P. West, City Manager

Application was filed on 1/15/26. Location was previously Camp Pennant.

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

Order 133-25/26 Granting Municipal Officers' Approval of Grace Events LLC, dba Grace. Application for Class XI Restaurant/Lounge with Indoor Entertainment at 15 Chestnut Street - Sponsored by Danielle P. West, City Manager

Application was filed on 1/27/26. This is a change of ownership of an existing establishment.

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

Order 134-25/26 Granting Municipal Officers' Approval of Birds of a Feather, dba Elizabeth's. Application for Class XI Restaurant/Lounge with Outdoor Dining on Public Property at 47 Wharf Street - Sponsored by Danielle P. West, City Manager

Application was filed on 1/27/26. Location was previously Jefe Juan's.

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

UNFINISHED BUSINESS:

Order 127-25/26 Accepting and Appropriating \$250,000 in Donated Funds Raised by the Portland Parks Conservancy for the Portland Public Pool Replacement Project - Sponsored by Danielle P. West, City Manager

This agenda item appropriates \$250,000 of additional private donations raised by the Portland Parks Conservancy to the Portland Public Pool Replacement project. Prior agenda item (Order 63-24/25) appropriated the initial \$1M in private donations.

This item must be read on two separate days. It received its first reading on February 2. Five affirmative votes are required for passage after public comment.

Order 128-25/26 Accepting and Appropriating a \$3,783 Maine Historic Preservation Commission Grant for Planning Staff Participation in Forum 2026 - Sponsored by Danielle West, City Manager

On October 30, 2025 the City of Portland was awarded a \$3,783 grant award from the Maine Historic Preservation Commission (MHPC), to support staff attendance at Forum 2026 (a national preservation conference organized by the National Alliance of Preservation Commissions or NAPC). The Planning and Urban Development department will provide \$1,261 in matching funds from previously allocated professional development funds.

This item must be read on two separate days. It received its first reading on February 2. Five affirmative votes are required for passage after public comment.

Order 129-25/26 Approving the Service Contract Between the Maine Historic Preservation Commission and the City of Portland and Accepting and Appropriating a Pass-Through Grant in the Amount of \$13,257 - Sponsored by Danielle West, City Manager

On October 30, 2025, the City of Portland was awarded a \$13,257 grant award from the Maine Historic Preservation Commission (MHPC), which will be administered as a pass-through grant to the Maine Charitable Mechanic Association for the replacement of the

Casco Street bulkhead at Mechanics' Hall. The Maine Charitable Mechanic Association will provide \$10,000 in matching funds. As a pass-through grant, the City will not contribute funds to this project.

This item must be read on two separate days. It received its first reading on February 2. Five affirmative votes are required for passage after public comment.

Order 130-25/26 Approving the Service Contract Between the Maine Historic Preservation Commission and the City of Portland and Accepting and Appropriating a Pass-Through Grant in the Amount of \$14,332 to the Fifth Maine Regiment Museum - Sponsored by Danielle West, City Manager

On October 30, 2025, the City of Portland was awarded a \$14,332 grant award from the Maine Historic Preservation Commission (MHPC), which will be administered as a pass-through grant to the Fifth Maine Regiment Museum for pre-development work for the future foundation repair of the Fifth Maine Museum on Peaks Island. The Fifth Maine Regiment Museum will provide \$4,778 in matching funds. As a pass-through grant, the City will not be providing any funds to the project.

This item must be read on two separate days. It received its first reading on February 2. Five affirmative votes are required for passage after public comment.

Order 131-25/26 Extending for 179 Days the Moratorium on Theater and Performance Hall Projects with a Capacity Exceeding 2000 People in the City of Portland Established by Order 9-25/26 - Sponsored by Wesley Pelletier, City Councilor

This order would extend the 180-Day Moratorium on theater and performance hall projects with a capacity exceeding 2000 people in the City of Portland which was first passed as Order 9-25/26. This moratorium allows the Housing & Economic Development Committee time to review and propose a recommend amendments to the City Code to address concerns related to the impact of large entertainment venues on public parking, traffic congestion, public safety, and other City infrastructure.

This item must be read on two separate days. It received its first reading when it was moved from the floor on February 2. To make this item effective immediately, the sponsor is requesting that this item be passed as an emergency. Seven affirmative votes are required for passage as an emergency after public comment.

ORDERS:

Order 135-25/26 Approving the Purchase and Sale Agreement Between Carassas Holdings LLC and Portland RE: Portland Technology Park Property - Sponsored by Housing and Economic Development Committee, Pious Ali, Chair

The City created a seven-site land condominium in 2016 at Portland Technology Park (PTP) and sold Unit 1 to Patrons Oxford Insurance Company, leaving six sites undeveloped. In July 2025, the City received a letter of intent from Carassas Holdings, LLC, to purchase Condo Unit 1 at the PTP. The intended use of Unit 1 by Carassas Holdings, LLC, is to develop the site into flexible incubator space, featuring finished office space, private bathrooms, and drive-in doors. Staff brought this to the Housing and Economic Development Committee at its meeting on February 3, 2026, and the vote was

4-0 to forward this to the City Council with a recommendation of approval.

Five affirmative votes are required for passage after public comment.

Order 136-25/26 Accepting and Appropriating \$10,000 in Resilient Communities Grant Funding from the Casco Bay Estuary Partnership - Sponsored by Danielle P. West, City Manager

This order accepts a Resilience and Monitoring Grant from the Casco Bay Estuary Partnership in the amount of \$10,000. Funds from the grant will be used to host a workshop on Great Diamond Island to demonstrate land management strategies that protect coastal infrastructure by reducing erosion from stormwater run-off. The project will also develop educational materials describing techniques and best practices that will be made available to coastal property owners, landscape architects and designers, and landscaping companies who work on the coast in Casco Bay. The project is being conducted in collaboration with GDI residents and the Island Institute.

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

Order 137-25/26 Accepting and Appropriating a \$1,000 Donation from Justin Alfond for the City's Natural Helpers Program - Sponsored by Danielle P. West, City Manager

This item would accept and appropriate a \$1,000 donation from Justin Alfond in support of the Natural Helpers Program administered by the City's Office of Economic Opportunity (OEO).

The Natural Helpers Program is based on national best practices designed to improve the inclusivity of government services and programs. It relies heavily on a partnership between the City and community leaders to help connect minority communities to resources in order to achieve a working, sustainable lifestyle in Portland.

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

Order 138-25/26 Approving Agreement Between the Maine Department of Transportation and Portland RE: Improvements to Franklin Street and Marginal Way - Sponsored by Danielle P. West, City Manager

This project is being administered through MaineDOT's Multimodal Program. MaineDOT proposes to pay 100% of the project costs for updating traffic signal equipment at Franklin Street and Marginal Way, as well as adjustments at the Exit 7 Ramps and improved detection at the Fox/Somerset intersection. By signing the partnership agreement, it enables MaineDOT to proceed with the project, which obligates the City to ongoing maintenance of the equipment following project completion.

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

Order 139-25/26 Approving the Payment-in-Lieu-of-Tax (PILOT) Policy - Sponsored by Finance Committee, April Fournier, Chair

The Finance Committee voted on January 29, 2026 to recommend passage of this item as amended, vote 2-0 (Councilor Fournier absent).

In recent years, several Council Committees have worked towards the goal of development of a voluntary Payment in Lieu of Taxes (PILOT) policy for the City of Portland. At the January 29, 2026 Finance Committee meeting, the Committee members in attendance unanimously recommended a draft policy for consideration by the full Council. The policy has been shaped by many years of outreach and input from peer cities, elected officials, City staff, and exempt entities. Many of the PILOT policy core components are a direct result of feedback received during the multi-year policy development process.

See the Background section of memorandum for additional information on the PILOT policy and key components.

Five affirmative votes are required for passage after public comment.

EXECUTIVE SESSION:

ADJOURNMENT: