

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 - JUNE 15, 2026 (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](mailto: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/87036234211?pwd=BZKDgymnrptqzH7Jz0uh769E8JEaA4.1>

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**ANNOUNCEMENTS:**

**RECOGNITIONS:**

**PRESENTATIONS:**

**SPECIAL MEETING:**

**APPROVAL OF MINUTES OF PREVIOUS MEETING:**

**City Council Meeting Minutes 06.01.2026**

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

**APPOINTMENTS:**

**Order 244-25/26 Appointing Members to Various Boards & Committees - Sponsored by Legislative Nominating Committee, Mayor Mark Dion, Chair**

If passed, this order would appoint the following individuals to the various Boards & Committees:

Name	Board or Committee	Expiration of Term
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Morgan Becker+	Portland Public Art Committee	6/30/2029
Sharon Dennehy	Portland Public Art Committee	6/30/2029
Jessica Rodrigues+	Portland Public Art Committee	6/30/2029
Stephen Campbell+*	Parks Commission	6/30/2027
Alexis Del Vecchio	Parks Commission	6/30/2029
Zach Mgoon+	Parks Commission	6/30/2029
Kaley Sweeney+	Parks Commission	6/30/2029
Jennifer Goodwin	Ethics Commission	6/30/2029
Rosemary Paine	Ethics Commission	6/30/2029
Tessa Carty+*	Historic Preservation	11/30/2028
Julia Sheridan+*	Board of Assessment Review	9/30/2028
Peter Goldman	Clean Elections Review Board	6/30/2029

Five affirmative votes are required for passage after public comment.

**CONSENT ITEMS:**

**Order 230-25/26 Granting Municipal Officers' Approval of Portland Nightlife LLC, dba Ubu's Restaurant. Application for Class I FSE with Indoor Entertainment at 504 Congress Street - Sponsored by Danielle P. West, City Manager**

Application was filed on 5/4/26. Location was previously Free Street Restaurant and Cocktail Bar.

This item was first read on June 1, at which point it was postponed to June 15. Five affirmative votes are required for passage of items on the consent calendar after public comment.

**Order 245-25/26 Amending Order 192-25/26 to Change the Date of the Water Lantern Festival from September 5, 2026 to August 15, 2026 - Sponsored by Danielle P. West, City Manager**

This item changes the date of the Water Lantern Festival to be held in Deering Oaks Park on August 15, 2026. This item was previously approved to take place on September 5, 2026.

The Water Lantern Festival is an annual ticketed for-profit event held in Deering Oaks Park to promote peace, community, hope, and connection. An estimated 2000 people are anticipated to attend this year's Water Lantern Festival. The event consists of music from the stage, food trucks, artisans, and games in the festival area. Participants decorate small, eco-friendly lanterns with personal messages honoring loved ones, setting future intentions, or simply offering a message of hope. Just after sunset, these paper lanterns are released into the pond of Deering Oaks. Lanterns will be collected from the pond by staff at the conclusion of the event.

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

**Order 246-25/26 Granting Municipal Officers' Approval of Judy Gibson LLC, dba Sawyer's Butcher and Delicatessen. Application for Class III and IV FSE with Outdoor Dining on Private Property at 10 Cotton Street - Sponsored by Danielle P. West, City Manager**

Application was filed on 5/13/26. Location was previously Thistle and Grouse.

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

**Order 247-25/26 Granting Municipal Officers' Approval of Douro LLC, dba Douro. Application for Combined Entertainment at 110 Thames Street - Sponsored by Danielle P. West, City Manager**

Application was filed on 5/26/26. This is an existing establishment adding Combined Entertainment.

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

**Order 248-25/26 Granting Municipal Officers' Approval of Wellington Night Co LLC, dba The Bar of Chocolate. Application for Class XI Restaurant/Lounge with Outdoor Dining on Public Property at 38 Wharf Street - Sponsored by Danielle P. West, City Manager**

Application was filed on 5/26/26. This is a change of ownership of existing establishment.

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

**RESOLUTIONS:**

**Resolve 10-25/26 Expressing Support for the Casco Bay Trail Project - Sponsored by the Sustainability and Transportation Committee, Councilor Regina Phillips, Chair**

The Sustainability and Transportation Committee voted 2-0 on May 13, 2026, to refer this item to the City Council.

The Portland City Council is asked to express project support and authorize the City Manager to execute an interlocal agreement establishing the Casco Bay Trail Board of Supervisors. This board would serve as a multi-jurisdictional entity designed to coordinate the planning, construction, and (possibly) management of a 24.8-mile interim bicycle and pedestrian trail along the state-owned Berlin Subdivision rail corridor between Portland and Auburn. Prompted by a comprehensive corridor alternatives analysis and passage of S.P. 47 - L.D. 30 in June 2025—which mandates a "trail until rail" removal of inactive tracks—the agreement unites eight corridor municipalities to streamline regional operations and leverage state and federal funds.

Portland's initial financial obligation is limited to a \$15,000 match toward the Maine Department of Transportation's \$600,000 preliminary planning grant, which is already secured and approved within the City's FY 2027 Capital Improvement Project (CIP) budget. The agreement contains a strict municipal safeguard, explicitly requiring Portland City Council approval during the annual budget process before any future capital, operational, or maintenance funding assessments can be levied on the City.

Five affirmative votes are required for passage after public comment.

**UNFINISHED BUSINESS:**

**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.

This item was read on February 23 at which point it was postponed to March 2. On March 2 this item was postponed to June 1. On June 1, this item was postponed to June 15. Five affirmative votes are required for postponement or passage after public comment.

**Order 231-25/26 Adopting the Development Program for the Portland Tourism Municipal Development District for Fiscal Year 2026-2027 - Sponsored by the Housing and Development Committee, Councilor Pious Ali, Chair**

The District was originally approved by the City Council to begin with the second half of FY2024 – January 1, 2024, through June 30, 2024, and was then approved for its first full year beginning with FY2025, and then again for FY2026, so FY2027 would be the third full year of operation.

For FY2027, City Council authorization is needed for the continued operation of the District, which includes: (1) Adopting the Development Program; (2) Establishment of Assessments for the District; and, (3) Authorizing the Agreement.

The revenue raised through the special assessment will fund the District’s Development Program expenses for FY2027. The proposed assessment formula is detailed in the attached Staff Analysis.

The Housing and Economic Development Committee reviewed this item at its April 21, 2026, meeting, and voted 4-0 to forward this to the City Council with a recommendation to approve the District.

This item must be read on two separate days. It received its first reading on June 1. Five affirmative votes are required for passage after public comment.

**Order 232-25/26 Establishing Implementation Assessments for the Portland Tourism Municipal Development District for Fiscal Year 2026-2027 - Sponsored by the Housing and Economic Development Committee, Councilor Pious Ali, Chair**

This is a companion Order to the above Order.

This item must be read on two separate days. It received its first reading on June 1. Five affirmative votes are required for passage after public comment.

**Order 233-25/26 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 2026-2027 - Sponsored by the Housing and Economic Development Committee, Councilor Pious Ali, Chair**

This is a companion Order to the above Order.

This item must be read on two separate days. It received its first reading on June 1. Five affirmative votes are required for passage after public comment.

**Order 234-25/26 Adopting Development Program for Portland Downtown for Fiscal Year 2026-2027 - Sponsored by the Finance Committee, April Fournier, Chair**

The PD District was originally established by the City Council on March 16, 1992. Since then, each year in June, for the following fiscal year starting July 1, City Council authorization of establishing the special assessment and approval of the documents is needed.

For FY2027, City Council authorization is needed for the continued operation of PD,

which documents include: (1) Adopting the Development Program for the PD; (2) Assessing Maintenance and Implementation Assessments in the PD District; and, (3) authorizing the Agreement for work to be done by PD and work to be done by the City.

The budget for PD is funded largely from special assessments on all real estate in the current District. The revenue raised through the special assessment will fund the majority of PD development program expenses for FY2027. The proposed mil rate to raise the assessment revenue budget is estimated at \$1.07 per \$1,000 of property value in the current District in order to raise the PD Board approved assessment revenue of approximately \$2.43 Million.

Portland Downtown representatives provided a presentation to the Finance Committee at the May 7, 2026, meeting and answered questions from Committee members.

This item must be read on two separate days. It received its first reading on June 1. Five affirmative votes are required for passage after public comment.

**Order 235-25/26 Establishing Maintenance and Implementation Assessments for Portland Downtown for Fiscal Year 2026-2027 - Sponsored by the Finance Committee, April Fournier, Chair**

This is a companion item to the above Order.

This item must be read on two separate days. It received its first reading on June 1. Five affirmative votes are required for passage after public comment.

**Order 236-25/26 Order Approving the Agreement Between the City of Portland and Portland Downtown For Fiscal Year 2026-2027 - Sponsored by the Finance Committee, April Fournier, Chair**

This is a companion item to the above Order.

This item must be read on two separate days. It received its first reading on June 1. Five affirmative votes are required for passage after public comment.

**Order 237-25/26 Appropriating Bond Proceeds for Riverton Pool Repairs - Sponsored by the Finance Committee, April Fournier, Chair**

The Finance Committee voted on May 14, 2026 to recommend passage of this item, vote (3-0). Riverton Pool has been closed since April 2023 due to mechanical and structural failures. Completing the project will cost an additional \$1.6M in funds. The Finance Committee supports this project at the estimated cost with the issuance of additional general obligation bonds.

This item must be read on two separate days. It received its first reading on June 1. Five affirmative votes are required for passage after public comment.

**Order 238-25/26 Authorizing General Obligation Bonds to Finance Riverton Pool Repairs - Sponsored by the Finance Committee, April Fournier, Chair**

The Finance Committee voted on May 14, 2026 to recommend passage of this item, vote (3-0). This is a companion order to the bond appropriation order above.

This item must be read on two separate days. It received its first reading on June 1. Seven affirmative votes are required for passage after public comment.

**Order 239-25/26 Accepting and Appropriating an \$8,000 Grant from the State of Maine Permanent Commission on Racial, Indigenous, and Tribal Populations - Sponsored by Danielle P. West, City Manager**

City Council approval is requested to accept and appropriate a \$8,000 grant from the State of Maine Permanent Commission on Racial, Indigenous and Tribal populations in the amount of \$8,000, with the primary goal to build community between intergenerational populations. The insights gained will directly support the City of Portland's efforts to build a comprehensive community and incorporate the voices of marginalized elders and youth in the community. The program is supported by Portland Public Schools- Make it Happen Program, Casco Bay High School, and BIPOC elders through Maine Agency on Aging. This accounts for the needs and experiences of under-represented communities, building a place-based story telling that will enhance overall community resilience and understanding of lived history. 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 June 1. Five affirmative votes are required for passage after public comment.

**Order 240-25/26 Accepting and Appropriating a \$2,120,000 Federal Highway Administration Grant for the Safe Streets and Roads for All Improvements Along Brighton Avenue - Sponsored by Danielle P. West, City Manager**

The Brighton Avenue Safety Demonstration Project is funded through the Federal Highway Administration's Safe Streets and Roads for All program. The project will implement data-driven safety improvements along the Brighton Avenue corridor to inform future capital infrastructure investments. Planned work includes consultant-led design, public outreach, preliminary and final design, installation of safety treatments, monitoring, and evaluation.

Potential treatments include roadway reconfiguration, delineators, pavement marking changes, pedestrian crossing improvements, lighting enhancements, and vehicle speed feedback signage.

The project is intended to reduce vehicle speeds, improve pedestrian crossing behavior, and identify the most effective treatments for potential long-term implementation.

This item must be read on two separate days. It received its first reading on June 1. Five affirmative votes are required for passage after public comment.

**Order 241-25/26 Accepting and Appropriating a \$90,000 Donation from the Portland Parks Conservancy for Traffic Calming in Payson Park - Sponsored by Danielle P. West, City Manager**

If approved, this order would accept and appropriate a \$90,000 donation from the Portland Parks Conservancy for traffic-calming efforts in Payson Park.

This funding launches a pilot program closing small sections of road within the park to

vehicles, and adding raised speed tables with crosswalks, bike lanes, and parking. The project is based on road usage data and traffic speeds collected by engineers at the Department of Public Works. Because this is a pilot, community feedback will be sought and more data will be collected once all the calming measures are in place.

These funds represent a donation via the 2025 Back Cove Music and Arts Festival for improvements to Payson Park, per the terms of the Festival's agreement with the City. The Conservancy has been holding funds until work was ready to proceed.

This item must be read on two separate days. It received its first reading on June 1. Five affirmative votes are required for passage after public comment.

**Order 242-25/26 Accepting and Appropriating a \$21,664.20 Donation from the Portland Parks Conservancy for the Portland Youth Corps - Sponsored by Danielle P. West, City Manager**

If approved, this order would accept and appropriate a donation of \$21,664.24 from the Portland Parks Conservancy for the Portland Youth Corps, a City-run program that promotes personal and professional growth through community service, environmental stewardship, and hands-on conservation opportunities within Portland's parks and green spaces. This is the fifth year this grant has been given.

The program is run by City staff and engages young people of diverse backgrounds in hands-on service projects such as habitat restoration, tree planting, trail construction, and other outdoor work. Corps members receive a stipend for participation. The program runs during the Spring, Summer, and Fall seasons. Over 50 young people take part annually. This donation from the Portland Parks Conservancy covers the cost of supplies, trips and miscellaneous expenses, as well as a portion of the Environmental Steward who assists in coordinating the program.

This item must be read on two separate days. It received its first reading on June 1. Five affirmative votes are required for passage after public comment.

**Order 243-25/26 Accepting and Appropriating \$20,895 from the Portland Parks Conservancy for Improvements to North Deering Park - Sponsored by Danielle P. West, City Manager**

If approved, this order would accept and appropriate a donation of \$20,895 from the Portland Parks Conservancy for improvements to North Deering Park. The Conservancy supported the fundraising campaign to acquire North Deering Park in 2023, previously privately owned and known as Haverty Field. Since then, the Conservancy has been focused on upgrades in Portland's newest park, including new trails, improved trails, new signage and parking lot improvements.

This item must be read on two separate days. It received its first reading on June 1. Five affirmative votes are required for passage after public comment.

**ORDERS:**

**Order 249-25/26 Approving the Second Amendment to Employment Agreement Between the City of Portland and Danielle P. West - Sponsored by Mark Dion, Mayor**

This order approves an extension to the Employment Agreement between the City of Portland and Danielle P. West, City Manager to expire on July 31, 2026.

Five affirmative votes are required for passage after public comment.

**Order 250-25/26 Naming the New Waterfront Community Park on the Eastern Waterfront as First Light Commons - Sponsored by Sustainability & Transportation Committee, Regina Phillips, Chair**

In accordance with the ordinance for the naming of City assets, and at the request of the City Manager, Mayor Dion convened a Naming Committee to initiate the naming process for the city's new waterfront community park (temporarily referred to as Portland Harbor Common). The Sustainability & Transportation Committee voted on May 13, 2026 to recommend "First Light Commons" as the park's new official name.

Five affirmative votes are required for passage after public comment.

**Order 251-25/26 Approving the Casco Bay Trail Board of Supervisors Interlocal Agreement - Sponsored by the Sustainability and Transportation Committee, Councilor Regina Phillips, Chair**

This is a companion order to Resolve 10-25/26 (see above).

This Order approves the Casco Bay Trail Board of Supervisors Interlocal Agreement between Portland, Falmouth, Cumberland, Yarmouth, North Yarmouth, Pownal, New Gloucester, and Auburn to establish the Casco Bay Board of Supervisors. This board would serve as a multi-jurisdictional entity designed to coordinate the planning, construction, and (possibly) management of a 24.8-mile interim bicycle and pedestrian trail along the state-owned Berlin Subdivision rail corridor between Portland and Auburn.

Five affirmative votes are required for passage after public comment.

**Order 252-25/26 Approving Second Amendment to Stadium Use Agreement for Use and Occupancy of the James J. Fitzpatrick Stadium by Hearts of Pine LLC RE: Addition of Women's Team - Sponsored by Housing & Economic Development Committee, Pious Ali, Chair**

The Hearts of Pine has proposed adding a women's team that would start playing at Fitzpatrick Stadium in the 2027 season.

Under the current agreement, the Hearts of Pine organization is offered 40 dates, from which they can choose 25 dates for the men's team games. Under the amended agreement, the organization would still be offered 40 dates, but they would choose 33 dates that would include games for both the men's and women's teams. The organization would pay market rate for these eight additional games, as well as for any additional field time required for practices.

The addition of eight additional dates for a Women's team can be accommodated in the stadium schedule without adversely affecting other customers.

The amendment also clarifies that practice times for the men's team are provided without

cost, in recognition of the \$3M in capital improvements that the team invested into the stadium. This provision was included in the business terms that informed the original agreement, but the agreement itself was silent on this topic, so this is simply clarifying language.

Five affirmative votes are required for passage after public comment.

**Order 253-25/26 Order Amending Order 135-25/26 Approving the Purchase and Sale Agreement Between Carassas Holdings LLC and Portland RE: Portland Technology Park Property - Sponsored by Danielle P. West, City Manager**

At the February 23, 2026, Council meeting, the City Council approved a Purchase and Sale Agreement between Carassas Holdings LLC and the City of Portland for property in the Portland Technology Park. The Buyer, Carassas Holdings LLC, has requested an amendment regarding the proposed development of the property. The amendment outlines that the Buyer will construct up to a 33,000 square foot commercial building to use as a multi-tenanted office or warehouse/light industrial building. The amendment also clarifies the unit number to be purchased as Unit 1 of the condominium known as the Portland Technology Park Condominium.

Five affirmative votes are required for passage after public comment.

**Order 254-25/26 Approving Memorandum of Understanding and Accepting and Appropriating \$45,000 from Friends of Lincoln Park, Inc. RE: Lincoln Park fence Restoration, Federal Street - Sponsored by Danielle P. West, City Manager**

This item accepts a \$45,000 donation from Friends of Lincoln Park for phase III the Federal Street Fence Restoration Project.

The historic iron fencing surrounding Lincoln Park is undergoing a multi-phase restoration effort to preserve a vital piece of the City's cultural and architectural heritage. To date, previous phases have successfully completed the restoration of the fencing along Congress Street and Pearl Street. The current phase of the project focuses on the third length of the perimeter, located along Federal Street.

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

**Order 255-25/26 Accepting and Appropriating Asset Forfeiture Funds to the Portland Police Department RE: State of Maine v. Timothy Edward Hansen - Sponsored by Danielle P. West, City Manager**

This Order accepts and appropriates funds recovered by the Portland Police Department on May 4, 2020, during an investigation at a local hotel, where Hansen was found in possession of crystal methamphetamine and fentanyl. The Council approved a preliminary acceptance of the funds at its March 16, 2026 City Council Meeting via Order 155-25/26. This action accepts and appropriates \$1,322.00 in asset forfeiture funding granted to the City of Portland set forth in the Cumberland County Unified Criminal Court's Criminal Forfeiture Final Order of Disposition of Property.

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

**Order 256-25/26 Accepting and Appropriating Asset Forfeiture Funds to the Portland Police Department RE: State of Maine v. Justin I. Williams - Sponsored by Danielle P. West, City Manager**

This Order accepts and appropriates funds recovered by the Portland Police Department following a traffic stop in August 2023, during which Williams was found in possession of approximately 45 grams of cocaine base and suspected drug proceeds. The Council approved a preliminary acceptance of the funds at its March 16, 2026 City Council Meeting via Order 156-25/26. This action accepts and appropriates \$2,060.00 in asset forfeiture funding granted to the City of Portland set forth in the Cumberland County Unified Criminal Court's Criminal Forfeiture Final Order of Disposition of Property.

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

**Order 257-25/26 Accepting and Appropriating Asset Forfeiture Funds to the Portland Police Department RE: State of Maine v. Charles Aboda - Sponsored by Danielle P. West, City Manager**

This Order accepts and appropriates funds recovered by the Maine Drug Enforcement Agency and the Portland Police Department on April 23, 2024, following the arrest of Aboda, who was found in possession of cocaine base, cocaine HCL, and drug proceeds, with further narcotics and the firearm subsequently seized from his residence. The Council approved a preliminary acceptance of the funds at its March 16, 2026 City Council Meeting via Order 157-25/26. This action accepts and appropriates \$5,188.60 in asset forfeiture funding granted to the City of Portland set forth in the Cumberland County Unified Criminal Court's Criminal Forfeiture Final Order of Disposition of Property.

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

**Order 258-25/26 Designating The Prime 197 Oxford Street Affordable Housing Tax Increment Financing District and Adopting the Municipal Development Program for the District - Sponsored by Housing & Economic Development Committee, Pious Ali, Chair**

Due to the timeline for submission to MaineHousing and the summer City Council schedule, this item is being introduced for a first reading prior to committee review. The Housing and Economic Development Committee will consider this item on June 30th before its second reading and final action by the City Council.

The Prime will offer forty-seven (47) units of affordable rental housing, all available to households at 60% of area median income, built on the site of the former Oxford Street Shelter. The project will create thirty-five (35) studio units, eight (8) one-bedroom units, and four (4) two-bedroom units. Four units will be set aside for individuals or families residing in a Portland shelter. This development will feature standard elements of modern housing – a mail room and lobby, a multipurpose community room for resident use, a laundry room, an indoor trash room, and staff offices. Additional space is identified for maintenance, mechanical systems, and various other building systems, including wifi. There will be limited parking on site, which will be used primarily by staff.

To support operating costs for the project, Avesta Housing Development Corporation is seeking a 75%, 30 Year TIF for the eligible affordable housing units in the building. The

building has 47 units total, of which 12 are ineligible for TIF due to their role as Inclusionary Zoning units required as part of an approved Joint Site Plan with Reveler. The remaining 35 units in the building will be targeted to households earning 60% AMI or lower. A 75% TIF district for those 35 units creates an effective TIF rate of 56% for the building as a whole.

The Prime will incorporate strategic energy efficiency goals and strategies to meet the Green New Deal requirements and deliver a sustainable and resilient building for the changing climate. The project follows priorities for higher density development in key downtown locations that are close to transit, municipal infrastructure, and supportive services. Finally, the proposed building seeks to respond to the growth of the Bayside neighborhood while not exceeding standard expectations. It will utilize the affordable housing density bonus, and all other site parameters for setbacks, height, lot coverage, and more will be met without variance.

Construction is expected to begin in June 2027 and be completed by the end of 2028.

If approved, the approximate total amount of captured revenue would be returned to the project/developer annually is \$45,347. Non-captured revenue to be deposited into the general fund would be approximately \$35,630 per year. Tax sheltering benefits are estimated to be an annual average of \$22,681.

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

**Order 259-26/27 Approving The Prime 197 Oxford Street Affordable Housing Credit Enhancement Agreement with Avesta Oxford Street LP - Sponsored by Housing & Economic Development Committee, Pious Ali, Chair**

Due to the timeline for submission to MaineHousing and the summer City Council schedule, this item is being introduced for a first reading prior to committee review. The Housing and Economic Development Committee will consider this item on June 30th before its second reading and final action by the City Council.

This is a companion order to the order above.

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

**Order 260-25/26 Designating the Dashaway Commons 15-19 Cedar Street an Affordable Housing Development and Tax Increment Financing District and Adopting the Municipal Development Program for the District - Sponsored by Housing & Economic Development Committee, Pious Ali, Chair**

Due to the timeline for submission to MaineHousing and the summer Council schedule, this item is being introduced for a first reading prior to committee review. The Housing and Economic Development Committee will consider this item on June 30th before its second reading and final action by the City Council.

Dashaway Commons at 15-19 Cedar Street will offer thirty (30) units of affordable rental housing, with twelve (12) units available to households at 60% or below of area median income, and eighteen (18) units available to households at 50% or below of area median

income. The project will create twenty-six (26) one-bedroom units, and four (4) two-bedroom units. Two units will be set aside for individuals or families residing in a Portland shelter. The building would utilize heat pumps to provide temperature control and natural gas powered domestic hot water systems, and a standby generator would provide supply power to critical life safety systems during a power outage. An elevator provides access to all residential floors. Shared amenities include a community room, open kitchen, laundry, bicycle storage, mail room, indoor trash room, and tenant support spaces located on the first floor to promote social interaction and resident services. Onsite staff will be available for residents. The scope of work includes construction of the residential building as well as associated site improvements such as access, repairing the brick sidewalk, stormwater management infrastructure, and other required amenities.

To support operating costs for the project, Avesta Housing Development Corporation is seeking a 75%, 30 Year TIF for the thirty units in the building.

The project is scheduled for Planning Board approval during late June/early August. The parcels are owned by the Boys and Girls Clubs of Southern Maine (BGCSM), which is a direct abutter to the project site. BGCSM acquired these properties to facilitate a planned expansion of its Cumberland Avenue clubhouse. As part of that expansion, existing residential units at 289 and 291 Cumberland Avenue and 7 and 9 Cedar Street would be removed, resulting in the displacement of 24 housing units. Portland City Code requires the replacement of displaced housing units as a condition of redevelopment. To satisfy this requirement, BGCSM has entered into a Purchase Option Agreement and Joint Development Agreement with Avesta Housing Development Corporation to permit, construct, and operate replacement housing at the Cedar Street site. The Cedar Street site is within walking distance of Portland High School, Baxter Academy for Technology and Science, Portland City Hall, U.S. Post Office, Boys & Girls Clubs of Southern Maine, Bayside Community Garden, Convenient MD Urgent Care, and the urban greenway Bayside Trail. The proposed development is designed as urban infill. Given the limited on-site area, there is no on-site parking proposed. Most residents, however, would typically use public transportation. The Greater Portland Metro bus station is located less than 800 feet along Elm Street. Additionally, there will be an indoor storage area to accommodate 15 bicycles.

Construction is expected to begin in September 2027 and be completed by the end of 2028.

If approved, the approximate total amount of captured revenue would be returned to the project/developer annually is \$50,493.38. Non-captured revenue to be deposited into the general fund would be approximately \$16,831.13 per year. Tax sheltering benefits are estimated to be an annual average of \$24,760.

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

**Order 261-25/26 Approving Dashaway Commons 15-19 Cedar Street Affordable Housing Credit Enhancement Agreement with Avesta 15-19 Cedar LP - Sponsored by Housing & Economic Development Committee, Pious Ali, Chair**

Due to the timeline for submission to MaineHousing and the summer City Council schedule, this item is being introduced for a first reading prior to committee review. The

Housing and Economic Development Committee will consider this item on June 30th before its second reading and final action by the City Council.

This is a companion order to the order above.

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

**Order 262-25/26 Approving an Amendment to the 42 Atlantic Street Affordable Housing Development and Tax Increment Financing District - Sponsored by Housing & Economic Development Committee, Pious Ali, Chair**

Due to the timeline for submission to MaineHousing and the summer Council schedule, this item is being introduced for a first reading prior to committee review. The Housing and Economic Development Committee will consider this item on June 30th before its second reading and final action by the City Council.

The 42 Atlantic Street Affordable Housing Tax-Increment Financing (AHTIF) District was approved on August 19, 2024. Since then, the project has been stalled due to circumstances beyond the developer's control.

Since the project was approved, the Maine State Legislature passed LD 1783, which allowed TIF districts to start upon certificate of occupancy, provided that date is within five years of approval, with the term of captured valuation remaining the same. This allows for projects to begin the thirty-year term after it is built, thereby capturing the full amount of revenue realized by the increased value of the property. Previously, if a project was approved in 2024, the 30-year term would start in 2024, regardless of when the building was completed, resulting in fewer years of captured value. All Affordable Housing TIF districts approved after September 2025 contain the new provisions. If this amendment is approved, the district term for 42 Atlantic Street would still begin in 2024 but would end thirty years after the certificate of occupancy or 35 years after 2024, whichever is sooner. The developer is requesting amending the AHTIF term to align with recent legislation and allow the project to utilize revenues for the full thirty-year term.

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

**Order 263-25/26 Approving an Amendment to the Cerdit Enhancement Agreement for the 42 Atlantic Street Affordable Housing and Tax Increment Financing District - Sponsored by Housing & Economic Development Committee, Pious Ali, Chair**

Due to the timeline for submission to MaineHousing and the summer City Council schedule, this item is being introduced for a first reading prior to committee review. The Housing and Economic Development Committee will consider this item on June 30th before its second reading and final action by the City Council.

This is a companion order to the order above.

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

**AMENDMENTS:**

**Order 264-25/26 Amendment to Portland Zoning Map RE: B-4 Zone for 1220 Brighton Avenue and Adjacent Parcels - Sponsored by Planning Board, Joe Zamboni, Chair**

On May 26, 2026, the Planning Board voted unanimously (7–0) to recommend that the City Council adopt a zoning map amendment to rezone parcels 265 A009002 (1220 Brighton Avenue), 265 A001001 (1210 Brighton Avenue), 265 A008001 (1200 Brighton Avenue), and 265 A007001 (1188 Brighton Avenue) (collectively, the “Subject Properties”) from the Transit Center Zone (TOD-2) to the Commercial Corridor Zone (B-4).

In making its recommendation, the Planning Board found that the proposed zoning map amendment is consistent with the goals and policies of Portland’s Comprehensive Plan, including those that promote economic prosperity, expand employment opportunities, and support housing production. The Board concluded that rezoning the Subject Properties to the B-4 zone would create a more consistent land use pattern along the Brighton Avenue corridor west of I-95 and provide a regulatory framework that better reflects the existing and anticipated development context of the area. The Board further found that the B-4 zone supports a broad range of future development opportunities by accommodating regional-serving commercial uses while also permitting dense residential and mixed-use development. As a result, the proposed rezoning advances both the economic development and housing objectives of the Comprehensive Plan while recognizing the corridor’s role as a regional commercial area with strong access to major regional transportation infrastructure.

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

**EXECUTIVE SESSION:**

**ADJOURNMENT:**