

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 1 - JULY 20, 2026 AT 4:00 PM (HYBRID)

The Portland City Council will hold a City Council Meeting in Council Chambers. Pious Ali, Mayor Pro Tempore, 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/83802265361?pwd=oTPyUBeZ64hySFR7uJaeYSUfbaxar5.1>

PLEDGE OF ALLEGIANCE:

ROLL CALL:

4:00 P.M. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS:

Staff is recommending postponing non-agenda public comment to the 5:30 PM City Council Meeting in order to allow one cohesive public comment period.

Six (or 2/3 of those present) affirmative votes are required to suspend the Rules of Procedure.

ANNOUNCEMENTS:

RECOGNITIONS:

PRESENTATIONS:

APPROVAL OF MINUTES OF PREVIOUS MEETING:

City Council Meeting Minutes 06.15.2026

CONSENT ITEMS:

Order 1-26/27 Granting Municipal Officers' Approval of Bad Neighbors LLC, dba Bad Neighbors. Application for Class XI Restaurant/Lounge at 504 Congress Street - Sponsored by Danielle P. West, City Manager

Application was filed on 6/02/26. Location was previously Soakology.

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

Order 2-26/27 Granting Municipal Officers' Approval of Portland Point Hotel LLC, dba Residence Inn & Moxy Portland Thompson's Point. Application for Class 1A (41+ Rooms Innholder) with Outdoor Dining on Private Property and Combined Entertainment at 220 Thompson's Point Road - Sponsored by Danielle P. West, City Manager

Application was filed on 6/05/26. This is a new establishment.

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

Order 3-26/27 Granting Municipal Officers' Approval of Kieu Tran LLC, dba Pho Viet. Application for Class XI Restaurant/Lounge at 865 Forest Avenue - Sponsored by Danielle P. West, City Manager

Application was filed on 6/16/26. Location was previously Paella Seafood.

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

Order 4-26/27 Granting Municipal Officers' Approval of The Otherside Diner INC, dba The Otherside Diner. Application for Class III & IV at 500 Washington Avenue - Sponsored by Danielle P. West, City Manager

Application was filed on 6/15/26. 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.

Order 5-26/27 Granting Municipal Officers' Approval of Foundation Brewing Company, dba Foundation Brewing Company. Application for Class III & IV at 1 Industrial Way, Ste 5 - Sponsored by Danielle P. West, City Manager

Application was filed on 6/29/26. This is an existing establishment upgrading their license from B/W/D. Establishment also already holds Outdoor Dining on Private Property and Combined Entertainment Licenses.

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

Order 6-26/27 Declaring August 7 to August 9, 2026 the 101st Annual St. Peter's Bazaar and Italian Street Festival - Sponsored by Danielle P West, City Manager

St Peter's Bazaar Committee and Catholic Church will be hosting their 101st Annual St Peter's Bazaar and Italian Street Festival on August 7th & 8th 2026 (rain date August 9th), with food booths, games for children & adults and music in the streets. Approximately 2500 people will attend the event over the course of the weekend. This event is a fundraiser for St Peter's Catholic Church.

To accommodate the festival, Federal Street will be closed from Hampshire Street to India Street from 8:00 am on Friday August 7 to 11:00 pm on Saturday August 8 2026. Truck barricades will be placed on India Street to prevent vehicular access to Federal Street.

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

Order 7-26/27 Granting an Easement to Central Maine Power at Jetport Cross Road - Sponsored by Danielle P. West, City Manager

The City Council is being asked to approve an easement on City-owned property at the Portland International Jetport for Central Maine Power Company. This easement will grant the right to bury, maintain, and operate underground electric and communication distribution equipment and facilities, including wires, cables, and necessary appurtenances. The affected underground line will commence at Pole/Pad MH 1 on Jetport Cross Road and extend to include Pole(s)/Pad(s) PM 501 on Jetport Cross Road.

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

UNFINISHED BUSINESS:

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. It received its first reading on June 15. Five affirmative votes are required for passage after public comment.

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. It received its first reading on June 15. Five affirmative votes are required for passage after public comment.

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. It received its first reading on June 15. Five affirmative votes are required for passage after public comment.

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. It received its first reading on June 15. Five affirmative votes are required for passage after public comment.

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

On June 30, The Housing and Economic Development Committee voted (1-2, Sykes and Michniewicz opposed) against recommending this item to 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. It received its first reading on June 15. Five affirmative votes are required for passage after public comment.

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

On June 30, The Housing and Economic Development Committee voted (1-2, Sykes and Michniewicz opposed) against recommending this item to the City Council.

This is a companion order to the order above.

This item must be read on two separate days. It received its first reading on June 15. Five affirmative votes are required for passage after public comment.

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

On June 30, The Housing and Economic Development Committee voted (2-1, Sykes opposed) to recommend this item to 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. It received its first reading on June 15. Five affirmative votes are required for passage after public comment.

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

On June 30, The Housing and Economic Development Committee voted (2-1, Sykes opposed) to recommend this item to the City Council.

This is a companion order to the order above.

This item must be read on two separate days. It received its first reading on June 15. Five affirmative votes are required for passage after public comment.

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

On June 30, The Housing and Economic Development Committee voted (3-0) to recommend this item to 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. It received its first reading on June 15. Five affirmative votes are required for passage after public comment.

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

On June 30, The Housing and Economic Development Committee voted (3-0) to recommend this item to the City Council.

This is a companion order to the order above.

This item must be read on two separate days. It received its first reading on June 15. Five affirmative votes are required for passage after public comment.

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. It received its first reading on June 15. Five affirmative votes are required for passage after public comment.

ORDERS:

Order 8-26/27 Approving the Third Amendment to Employment Agreement Between the City of Portland and Danielle P. West - Sponsored by Mark Dion, Mayor

This order approves an amendment to City Manager West's employment contract that extends the term of the contract for an additional three years and establishes an annual base salary of \$240,000.

Five affirmative votes are required for passage after public comment.

EXECUTIVE SESSION:

ADJOURNMENT: