

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 2 - AUGUST 24, 2026 AT 5:30 PM

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/9573/files>

PLEDGE OF ALLEGIANCE:

ROLL CALL:

5:30 P.M. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS:

ANNOUNCEMENTS:

RECOGNITIONS:

PRESENTATIONS:

SPECIAL MEETING:

APPROVAL OF MINUTES OF PREVIOUS MEETING:

Special City Council Meeting Minutes 5:30PM, 07.20.2026

APPOINTMENTS:

**Order 19-26/27 Appointing Robert Foster to the Land Bank Commission -
Sponsored by Legislative & Nominating Committee, Mayor Mark Dion, Chair**

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

<u>Name</u>	<u>Board or Committee</u>	<u>Expiration of Term</u>
Robert Foster	Land Bank Commission	6/30/2029

Five affirmative votes are required for passage after public comment.

ORDERS:

Order 20-26/27 Accepting the Portland Public Art Committee Fiscal Year 2026 Annual Report and Fiscal Year 2027 Budget Plan - Sponsored by Public Art Committee, Kat Zagaria Buckley, Chair

On July 15, 2026, the Portland Public Art Committee voted (8-0, Michniewicz, Levesque absent) to recommend the FY26 Annual Report and FY27 Budget Plan to the Portland City Council.

Five affirmative votes are required for passage after public comment.

Order 21-26/27 Approving Termination and Release of Utility Easement Between City of Portland, Loring House Associates Limited Partnership, and the Portland Water District - Sponsored by Danielle P. West, City Manager

This Order approves a Termination and Release of Utility Easement between the City of Portland, Loring House Associates Limited Partnership, and the Portland Water District for property located at the corner of Brighton Avenue and Holm Avenue (Lot 1 and Lot 2). Following the Portland Water District's installation of a new 12-inch public water main servicing both properties, the original 20-foot utility easement running across Lot 2 for the benefit of the Loring House on Lot 1, is no longer required.

Approving this agreement releases and discharges all rights, responsibilities, and obligations of the parties within the specified easement area, thereby satisfying a required condition of the Planning Board's site plan approval of DC Collaborative's development of a 50-unit residential building at the lot near the Barron Center.

Five affirmative votes are required for passage after public comment.

Order 22-26/27 Approving an Amendment to the 202 Woodford Street Affordable Housing Development District and Tax Increment Financing District and Adopting the Amended Municipal Development Program for the District - Sponsored by Mark Dion, Mayor

The 202 Woodford Street Affordable Housing Development and Tax Increment Financing District was approved on August 29, 2024. Since then, the project has been stalled due to project financing delays.

Since the project was approved, the Maine State Legislature passed LD1783, which allowed the term of TIF districts to start upon issuance of a municipal certificate of occupancy, provided that the 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 202 Woodford 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 this amendment to the AHTIF term to align with the recent legislation and allow the project to utilize revenues for the full thirty-year term, along with minor edits to the number of units in the project and name of the development entity.

Five affirmative votes are required for passage after public comment.

Order 23-26/27 Approving an Amended Credit Enhancement Agreement for the 202 Woodford Street Affordable Housing and Tax Increment Financing District - Sponsored by Mark Dion, Mayor

This is a companion order to the order above.

Five affirmative votes are required for passage after public comment.

Order 24-26/27 Accepting and Appropriating \$225,000 in Federal Aviation Administration Grants, State of Maine Matching Grants, and Portland International Jetport Unrestricted Matching Funds to Install ADS-B Location Transponders in 57 Airfield Vehicles, and Naming the Jetport Director as the Official Representative to Execute Grant Documents - Sponsored by Danielle P. West, City Manager

The Federal Aviation Administration (FAA) issues grants to fund eligible safety, capacity, and terminal improvements to airports through several nationwide grant programs authorized under federal law. This item accepts and appropriates \$202,500 in FAA federal grant funding, \$11,250 in state of Maine matching funds, and \$11,250 in Jetport unrestricted fund matching contributions. These funds will be used to provide 57 Automatic Dependent Surveillance-Broadcast (ADS-B) vehicle transponders. These transponders will allow air traffic controllers and aircraft with an ADS-B in receiver to see the exact location of ground vehicles operating on the airfield. These transponders will improve situational awareness and provide an important safety enhancement for the Jetport.

This item must be read on two separate days. Staff is requesting that the second reading be waived, which requires seven affirmative votes. Five affirmative votes are required for passage after public comment.

Order 25-26/27 Accepting and Appropriating a \$25,000 Maine Historic Preservation Commission Grant for Staff Support - Sponsored by Danielle P. West, City Manager

On April 29, 2026 the City of Portland was awarded a Certified Local Government (CLG) grant by the Maine Historic Preservation Commission (MHPC) in the amount of \$25,000 to support the City's Associate Preservation Planner position salary. This position staffs the Historic Preservation Board, conducts application review and enforcement, and is essential for the day-to-day and long-term operation of the City's Historic Preservation Program.

This item must be read on two separate days. Staff is requesting that the second reading be waived, which requires seven affirmative votes. Staff also requests that this item be passed as an emergency. Seven votes are required for passage as an emergency following public comment.

Order 26-26/27 Accepting and Appropriating \$10,000 from the State of Maine's Housing Opportunity Program to Support Housing Development - Sponsored by Danielle P. West, City Manager

On June 25, 2026 the City of Portland was awarded a Housing Opportunity Program (HOP) grant by the Maine Office of Community Affairs (MOCA) in the amount of \$10,000 to support preparation of amendments to the City's Land Use Code implementing recent State legislation intended to expand opportunities for housing development. This item must be read on two separate days.

Staff is requesting expedited review so that the funds can be allocated and utilized in a timely manner, as the work funded through this allocation must be completed by July 31, 2027.

Staff is requesting that the second reading be waived, which requires seven affirmative votes. Staff also requests that this item be passed as an emergency. Seven votes are required for passage as an emergency following public comment.

Order 27-26/27 Appropriating \$386,037 from the Jill C. Duson Housing Trust Fund to Hope Acts RE: Hope House Rehabilitation - Sponsored by Housing and Economic Development Committee, Pious Ali, Chair

The Housing and Economic Development Committee voted 4-0 to move this to Council at their July 21, 2026 meeting.

Hope Acts is requesting \$386,037 in funding for Hope House, a mixed-use property with office space and thirteen single-room-occupancy residential units. This building is currently undergoing significant rehabilitation. The funding would be used to support energy efficiency improvements and address critical structural issues in the basement which were unknown prior to the start of construction.

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

Order 28-26/27 Approving Agreement Between the Maine Department of Transportation and Portland RE: Improvements to State Street, High Street, and Forest Avenue at Fourteen Intersections - Sponsored by Danielle P. West, City Manager

The currently-funded Traffic Signal Replacement Project project is part of MaineDOT's Multimodal Program. The State is administering this project and paying for 100% of the costs associated with replacing the existing 14 traffic signals associated with State and High Streets. The City has requested additional work on this project to allow for the two-way reversion of these streets and adding enhanced bicycle facilities primarily along State Street. By signing the partnership agreement, it enables MaineDOT to proceed with the project and obligates the City to for additional engineering to complete the design, at \$100,000.

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

Order 29-26/27 Accepting and Appropriating a \$73,721 United States Department of Justice Grant - Sponsored by Danielle P. West, City Manager

This item accepts and appropriates a \$73,721 grant awarded to the Police Department by the US Department of Justice. The Justice Assistance Grant is an annual formula grant made to law enforcement agencies. Award amounts are determined by a statutory formula which considers violent crime statistics and population. Funds may be used for a

wide variety of activities pertaining to crime prevention, control or reduction, or the enforcement of criminal law.

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

Order 30-26/27 Approving the Service Contract Between the State of Maine Health and Human Services Department and the City of Portland and Accepting and Appropriating \$20,000 of Additional Grant Funding for Victim and Witness Advocacy Services - Sponsored by Danielle P. West, City Manager

This item is to accept and appropriate a grant from the State of Maine in the total amount of \$75,000 to the Victim Witness Advocate program. City Council has previously approved \$55,000 out of this specific item in our budget. This revised agreement appropriates the financial difference of \$20,000.

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

AMENDMENTS:

Order 31-26/27 Amendment to Portland City Code RE: Entertainment Businesses in the B-3 and WCZ Zones - Sponsored by Planning Board, Joseph Zamboni, Chair

On August 11, 2026, the Planning Board voted unanimously (6-0, Silk absent) to recommend that the City Council adopt a zoning text amendment to remove Section 6.8.14, Entertainment businesses in the B-3 Downtown Business and Waterfront Central (WCZ) zones, from the Land Use Code.

The proposed text amendment would remove Section 6.8.14, Entertainment businesses in the B-3 and WCZ zones, of the Land Use Code. The existing language prohibits a business with an entertainment license that offers amplified entertainment from being located within 100 feet of an existing entertainment business, measured along, and/or perpendicular across public ways from the main entrance(s) of each. The Board concluded that removing the 100-foot separation requirement would advance several goals and strategies of the Comprehensive Plan by creating opportunities for business growth, investment, and job creation within Downtown. Additionally, the proposed amendment is consistent with the purpose of the B-3 zone, which exists to maintain and enhance the role of Downtown as the business and commercial center of the region.

This item must be read on two separate days. The Mayor is requesting that the second reading be waived, which requires seven affirmative votes. The Mayor also requests that this item be passed as an emergency. Seven votes are required for passage as an emergency following public comment.

Order 32-26/27 Amendment to Portland City Code Chapter 2 RE: Opioid Settlement Funds - Sponsored by Health & Human Services and Public Safety Committee, Anna Bullett, Chair

On July 14, 2026, the Health & Human Services and Public Safety committee provided guidance to City staff to draft an ordinance to be adopted by the Council to establish a dedicated fund that would govern the allocation, prioritization, and reporting of the City's Opioid Settlement Funds received through national litigation. The fund ordinance achieves several goals:

- Creates a more permanent policy framework for managing settlement revenues.
- Provides greater predictability for future budgeting and multi-year planning.
- Clearly defines eligible uses in City Code.
- Minimizes the need for recurring policy deliberation regarding settlement revenues.
- Formalizes reporting requirements to support regular Committee review

If approved, this item would also add emergency winter warming services to the approved priorities for the fund. The priority areas for fund use would then be:

- Community Paramedicine Substance Use Support
- Contingency Management
- Day Space
- Emergency Winter Warming Shelter
- Housing Support to Unsheltered Individuals
- Syringe Redemption Program

For additional information, please see [the associated HHSPS Committee memo from July 14, 2026.](#)

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

EXECUTIVE SESSION:

ADJOURNMENT: