

KATE SNYDER (MAYOR)
BELINDA S. RAY (1)
SPENCER THIBODEAU (2)
TAE Y. CHONG (3)
ANDREW J. ZARRO (4)

MARK N. DION (5)
APRIL FOURNIER (A/L)
PIOUS ALI (A/L)
NICHOLAS M. MAVODONES, JR. (A/L)

This agenda has been revised to include written public comment received for Order 10-21/22 and Order 292-20/21.

SPECIAL CITY COUNCIL MEETING (LATE) - JULY 19, 2021

The Portland City Council will hold a City Council Meeting remotely using Zoom. The Honorable Kate Snyder, 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 of 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).

ZOOM INFORMATION:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85621497951?pwd=UFFoUHdtZldieU1vVms5eFB2L25ZZz09>

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PLEDGE OF ALLEGIANCE:

ROLL CALL:

ANNOUNCEMENTS:

APPROVAL OF MINUTES OF PREVIOUS MEETING:

CONSENT ITEMS:

Order 14-21/22 Declaring June 30, 2021 to November 1, 2021 the Outdoor Dining/Retail Festival - Sponsored by Jon P. Jennings

The festival order allows the street closings and outdoor dining permits issued under the pandemic emergency provisions to continue till November 1, 2021. It details the street closing locations, and confirms that no additional fees will be charged to the stores and restaurants already permitted.

Five affirmative votes are required for passage of the Consent Calendar after public comment.

UNFINISHED BUSINESS:

Order 291-20/21 Appropriating \$400,000 in Home Investment Partnership Program Funds to Equinox Housing Partners LP RE: 73 Winter Street - Sponsored by the Housing and Economic Development Committee, Councilor Spencer Thibodeau, Chair

The Housing and Economic Development Committee met on May 4, 2021 and voted unanimously (4-0) to forward this item to the City Council with a recommendation for passage.

Community Housing of Maine (CHOM) in partnership with Portland Housing Development Corporation is proposing to construct 43 rental units for family housing at 73 Winter Street and is requesting \$400,000 in HOME funding at 0% interest rate loan deferred for 30 years. The partnership would be called Equinox Housing Partners LP.

The project would include 6 efficiencies apartments, 15 one-bedroom, 13 two-bedroom, and 9 three-bedroom apartments. 26 units (or 60%) would be reserved for households earning at or below 50% of the area median income and 17 (or 40%) would be reserved for households earning at or below 60% of the area median income. Ten (10) units would be set aside for women and families working on all aspects of recovery through Northern Light Mercy Hospital's McAuley Residence program. The units would have affordability restrictions through the HOME program.

The income limit for a one-person household at 50% AMI is \$35,000. The income limit for a one-person household at 60% AMI is \$42,000.

An Affordable Housing Tax Increment Financing request and a Credit Enhancement Agreement (CEA) are being considered in the items below.

This item must be read on two separate days. It received its first reading on June 21, 2021. Staff is recommending passage as an emergency. The Low Income Housing Tax Credit Application deadline with MaineHousing is August 26, 2021. In order for the developer to access valuable points in the application, the Affordable Housing TIF application (signed by the City Manager) must be submitted to MaineHousing by July 27, 2021. MaineHousing accelerated their deadline for 2021 by 30 days. Seven affirmative votes are required for passage as an emergency after public comment.

Order 292-20/21 Designating the 73 Winter Street Affordable Housing Development District and Adopting the Municipal Development Program for the District- Sponsored by Housing and Economic Development Committee, Councilor Spencer Thibodeau, Chair

During a meeting held on May 4, 2021, the Housing and Economic Development voted (4-0) to forward this item to the City Council with a recommendation for passage.

Community Housing of Maine (CHOM) in partnership with Portland Housing Development Corporation is proposing to construct 43 affordable apartments at 73 Winter Street and is requesting financial assistance from the City in the form of an Affordable Housing Tax Increment Financing District (AHTIF) and Credit Enhancement Agreement (CEA) to assist with the cost of construction of the project. The partnership would be called Equinox Housing Partners LP.

CHOM has requested two forms of financial assistance: \$400,000 in Affordable Housing Development funding, and Affordable Housing Tax Increment Financing (AHTIF). If approved, the AHTIF would be provided through a Credit Enhancement Agreement at 50% of the increased taxable value, currently estimated at a 30-year annual average of \$44,581, with an estimated total of \$1,337,426 in captured increased assessed value tax revenue returned to the project/developer to off-set project operating costs. The proposed project would be taxable with an estimated annual assessment of \$4,300,000 and estimated annual tax of \$71,000 at the current 21FY millage rate. The remaining increased taxable value, currently estimated at a 30-year annual average of \$44,581 with an estimated total of \$1,337,426, would be non-captured general fund revenue.

See previous order for additional information on project affordability.

This item must be read on two separate days. It received its first reading on June 21, 2021. Staff is recommending passage as an emergency. The Low Income Housing Tax Credit Application deadline with MaineHousing is August 26, 2021. In order for the developer to access valuable points in the application, the Affordable Housing TIF application (signed by the City Manager) must be submitted to MaineHousing by July 27, 2021. MaineHousing accelerated their deadline for 2021 by 30 days. Seven affirmative votes are required for passage as an emergency after public comment.

Written Public Comment

Order 293-20/21 Approving the Credit Enhancement Agreement with Equinox Housing Partners LP - Sponsored by the Housing and Economic Development Committee, Councilor Spencer Thibodeau, Chair

During a meeting held on May 4, 2021, the Housing and Economic Development Committee voted (4-0) to forward this item to the City Council with a recommendation for passage.

This is a companion order to the orders above.

This item must be read on two separate days. It received its first reading on June 21, 2021. Staff is recommending passage as an emergency. The Low Income Housing Tax Credit Application deadline with MaineHousing is August 26, 2021. In order for the developer to access valuable points in the application, the Affordable Housing TIF application (signed by the City Manager) must be submitted to MaineHousing by July 27, 2021. MaineHousing accelerated their deadline for 2021 by 30 days. Seven affirmative votes are required for passage as an emergency after public comment.

**Order 294-20/21 Appropriating \$200,000 in HOME Investment Partnership Program Funds and Housing Trust Funds to Winter Landing Housing Partners LP
RE: 91 Winter Street - Sponsored by the Housing and Economic Development Committee, Councilor Spencer Thibodeau, Chair**

The Housing and Economic Development Committee met on May 4, 2021 and voted unanimously (4-0) to forward this item to the City Council with a recommendation for passage.

Community Housing of Maine (CHOM) in partnership with Portland Housing Development Corporation, under the entity name Winter Landing Housing Partners LP, is proposing to construct 52 one-bedroom affordable rental units for adults aged 55 and over at 91 Winter Street. CHOM is requesting \$200,000 through the Affordable Housing Development Program, which includes Housing Trust Funds and HOME funding at 0% interest rate loan deferred for 30 years. The partnership would be called Winter Landing Housing Partners LP.

A separate Affordable Housing Tax Increment Financing request and a Credit Enhancement Agreement (CEA) are being considered in the following orders.

The project would be comprised of 52 one-bedroom apartments. Of those units, 32 (or 62%) would be reserved for households earning at or below 50% of the area median income and 20 (or 38%) would be reserved for households earning at or below 60% of the area median income. Fifteen (15) units would be set aside for homeless individuals referred by the City with a focus on those individuals that have been staying at the shelter for longer than 180 days. The units would have affordability restrictions through the HOME program.

The income limit for a one-person household at 50% AMI is \$35,000. The income limit for a one-person household at 60% AMI is \$42,000.

This item must be read on two separate days. It received its first reading on June 21, 2021. Staff is recommending passage as an emergency. The Low Income Housing Tax Credit Application deadline with MaineHousing is August 26, 2021. In order for the developer to access valuable points in the application, the Affordable Housing TIF application (signed by the City Manager) must be submitted to MaineHousing by July 27, 2021. MaineHousing accelerated their deadline for 2021 by 30 days. Seven affirmative votes are required for passage as an emergency after public comment.

Order 295-20/21 Designating the 91 Winter Street Affordable Housing Development District and Adopting the Municipal Development Program for the District - Sponsored by the Housing and Economic Development Committee, Councilor Spencer Thibodeau, Chair

During a meeting held on May 4, 2021, the Housing and Economic Development Committee voted (4-0) to forward this item to the City Council with a recommendation for passage.

Community Housing of Maine (CHOM) in partnership with Portland Housing Development Corporation, under the entity name Winter Landing Housing Partners LP,

is proposing to construct 52 one-bedroom affordable rental units for adults aged 55 and over at 91 Winter Street and is requesting financial assistance from the City in the form of an Affordable Housing Tax Increment Financing District (AHTIF) and Credit Enhancement Agreement (CEA) to assist with the cost of construction of the project. The partnership would be called Winter Landing Housing Partners LP.

CHOM has requested two forms of financial assistance: \$200,000 in Affordable Housing Development funding, and Affordable Housing Tax Increment Financing (AHTIF). If approved, the AHTIF would be provided through a Credit Enhancement Agreement at 50% of the increased taxable value, currently estimated at a 30-year annual average of \$49,133, with an estimated total of \$1,473,978 in captured increased assessed value tax revenue returned to the project/developer to off-set project operating costs. The proposed project would be taxable with an estimated annual assessment of \$4,700,000 and estimated annual tax of \$78,000 at the current 21FY millage rate. The remaining increased taxable value, currently estimated at a 30-year annual average of \$49,133, with an estimated total of \$1,473,978 would be non-captured general fund revenue.

See the previous order for additional information on project affordability.

This item must be read on two separate days. It received its first reading on June 21, 2021. Staff is recommending passage as an emergency. The Low Income Housing Tax Credit Application deadline with MaineHousing is August 26, 2021. In order for the developer to access valuable points in the application, the Affordable Housing TIF application (signed by the City Manager) must be submitted to MaineHousing by July 27, 2021. MaineHousing accelerated their deadline for 2021 by 30 days. Seven affirmative votes are required for passage as an emergency after public comment.

Order 296-20/21 Approving the Credit Enhancement Agreement with Winter Landing Housing Partners LP - Sponsored by the Housing and Economic Development Committee, Councilor Spencer Thibodeau, Chair

During a meeting held on May 4, 2021, the Housing and Economic Development Committee voted (4-0) to forward this item to the City Council with a recommendation for passage.

This is a companion order to the above.

This item must be read on two separate days. It received its first reading on June 21, 2021. Staff is recommending passage as an emergency. The Low Income Housing Tax Credit Application deadline with MaineHousing is August 26, 2021. In order for the developer to access valuable points in the application, the Affordable Housing TIF application (signed by the City Manager) must be submitted to MaineHousing by July 27, 2021. MaineHousing accelerated their deadline for 2021 by 30 days. Seven affirmative votes are required for passage as an emergency after public comment.

Order 297-20/21 Amending the Downtown Transit Oriented Development and Omnibus Tax Increment Financing District to Make 73 Winter Street and 91 Winter Street Affordable Housing Tax Increment Financing Districts - Sponsored by the Housing and Economic Development Committee, Councilor Spencer Thibodeau, Chair

The Housing and Economic Development Committee met on May 4, 2021 and voted unanimously (4-0) to recommend to City Council approval of this item.

This item amends the Downtown Transit Oriented Development and Omnibus Tax Increment Financing District (TOD TIF) by removing 73 Winter Street and 91 Winter Street from the District. This allows those properties to be their own free-standing Affordable Housing TIF Districts to support the proposed affordable housing projects.

This item must be read on two separate days. It received its first reading on June 21, 2021. Staff is recommending passage as an emergency. The TIF Amendment allows applications related to the the previous six orders to move forward on a short schedule. Seven affirmative votes are required for passage as an emergency after public comment.

Order 298-20/21 Adopting Development Program for Portland Downtown for Fiscal Year 2021-2022 - Sponsored by the Housing and Economic Development Committee, Councilor Spencer Thibodeau, Chair

The Portland Downtown (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 is needed to establish the PD district special assessments and approve related documents.

For FY2022, City Council authorization is needed for the continued operation of PD. Relevant actions/documents include: (1) adopting the Development Program for the PDD; (2) assessing Maintenance and Implementation Assessments in the PD; 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 to fund the PD development program expenses for FY2022. The proposed FY2022 mil rate to raise this assessment is \$0.54 per \$1,000 of property value in the current district. It is noted that the PD Assessment Mil Rate for FY2021 was \$1.05 per \$1,000 of assessed valuation to raise the funds for PD's FY2021 budget of \$1,036,500, which budget remains the same for FY2022.

This item must be read on two separate days. It received its first reading on June 21, 2021. Five affirmative votes are required for passage after public comment.

Order 299-20/21 Establishing Maintenance and Implementation Assessments for Portland Downtown for Fiscal Year 2021-2022 - Sponsored by the Housing and Economic Development Committee, Councilor Spencer Thibodeau, Chair

This is a companion order with the above.

This item must be read on two separate days. It received its first reading on June 21, 2021. Five affirmative votes are required for passage after public comment.

Order 300-20/21 Approving Agreement between the City of Portland and Portland Downtown for Fiscal Year 2021-2022 - Sponsored by the Housing and Economic Development Committee, Councilor Spencer Thibodeau, Chair

This is a companion order with the two previous orders.

This item must be read on two separate days. It received its first reading on June 21, 2021. Five affirmative votes are required for passage after public comment.

Order 301-20/21 Approving the Second Letter Agreement with Developers Collaborative for the Homeless Service Center on Riverside Street - Sponsored by Jon P. Jennings, City Manager

On June 15, 2021, the Housing & Economic Development Committee voted 4-0 to recommend the approval of this agreement to the City Council.

This agreement will formalize the City and Developers Collaborative's (DC) partnership in the design process for the proposed Homeless Services Center (HSC), including seeking financing and land use approvals. DC shall arrange for and shall supervise the entire permitting, design and city development regulatory approval process for the HSC.

For DC's services for design, and obtaining financing and land use approvals, DC shall earn a development fee of \$250,000, which is significantly below market for projects of this scope. The Development Fee shall be paid at the time the ground lease and master leases are executed and the Project closes on its construction financing, anticipated by December 31, 2021 unless the Second Agreement is terminated.

In the event the Second Letter Agreement is terminated, DC and their independent contractors shall be reimbursed actual expenses to date, plus fifty (50) percent of the development fee or \$125,000. One Agreement revision is proposed in response to concerns raised at the HEDC meeting to ensure that DC cannot receive the developer termination fee early for purposes of convenience. The developer termination fee, for purposes of convenience, cannot be received within sixty days of the Agreement which would be in September if this Agreement is approved at the July 19th City Council meeting. It is noted that prior to the developer entering into any contract or agreeing to any amount of work to be performed on the HSC, such contract and/or work shall be approved in writing by the City Manager.

On May 18, the Housing & Economic Development Committee selected Developers Collaborative to be the developer for the Riverside Street HSC. At the Committee's June 1, 2021, meeting, the First Letter Agreement was recommended to the City Council for approval; the Council granted the approval on June 7, 2021.

This item must be read on two separate days. It received its first reading on June 21, 2021. Five affirmative votes are required for passage after public comment.

Written Public Comment

Order 302-20/21 Amendment to Zoning Map Re: R-2 Zone to R-3 Zone at 165 Lambert Street - Sponsored by the Planning Board, Brandon Mazer, Chair

At a public hearing on June 8, 2021, the Planning Board found 4-0 (Dundon, Smith and Chann absent) that the proposed zoning text amendment (from R-2 to R-3) is consistent

with the Comprehensive Plan for the City of Portland.

Maine Cooperative Development Partners is requesting the City Council rezone an approximately 13-acre parcel of land located at 165 Lambert Street from R-2 to R-3 Residential, and amend Articles 3, 6 and 7 of the Land Use Code with respect to uses permitted under ‘place of assembly’, as well as dimensional and site configuration requirements for a Planned Residential Unit Development (PRUD). These actions would facilitate the development of City-owned property in accordance with a Request for Proposals (RFP) released in June of 2020, soliciting proposals for an environmentally sensitive, age-inclusive and affordable housing proposal at this location. The map amendment is being requested to allow for higher density multi-family housing in the form of a PRUD, and associated text amendments are being requested to minimize the environmental impact of the development and permit ancillary food service as part of a neighborhood center use. As part of this application, the City of Portland is requesting that 22 additional properties located within a two-block area, bounded by Summit Street, Lambert Street, Auburn Street and the City of Portland Municipal Boundary, also be rezoned from R-2 to R-3 Residential.

This item must be read on two separate days. It received its first reading on June 21, 2021. Five affirmative votes are required for passage after public comment.

Order 303-20/21 Amendment to Portland City Code Chapter 14 Re: Neighborhood Center Definition and PRUD Open Space and Dimensional Provisions - Sponsored by the Portland Planning Board, Brandon Mazer, Chair

On June 8, 2021, the Planning Board voted 4-0 (Dundon, Smith, and Chann absent) that proposed zoning text amendment (to permit vertical unit configurations in Planned Residential Unit Developments (PRUDs) within all zones where PRUDs are permitted) is consistent with the Comprehensive Plan for the City of Portland.

At a public hearing on June 8, 2021, the Planning Board voted 4-0 (Dundon, Smith, and Chann absent) that proposed zoning text amendment (to allow for different common open space forms and configurations within PRUDs) is consistent with the Comprehensive Plan for the City of Portland.

On June 8, 2021, the Planning Board voted 4-0 (Dundon, Smith, and Chann absent) that the proposed zoning text amendment (to change the Neighborhood Center definition to accommodate food service) is consistent with the Comprehensive Plan for the City of Portland.

This is a companion order to the above.

This item must be read on two separate days. It received its first reading on June 21, 2021. Five affirmative votes are required for passage after public comment.

Order 10-21/22 Amending Order 233-20/21 Approving State/Local EPS Funding Allocation for Public Education from Kindergarten to Grade 12 for Portland Public Schools for Fiscal Year 2022 – Sponsored by Jon P. Jennings, City Manager

On July 6, 2021, the Portland Board of Public Education approved an item that accepts and appropriates additional State Aid To Education funds approved by the Maine Legislature in this year's supplemental budget bill.

Four School Budget orders are now before the City Council for amendment. This order adds the sum of \$1,499,155 from additional state education funding that the City will receive to decrease the amount raised from the City's contribution to the School Budget, which amount is also known as the "local cost share expectation," from \$77,010,122 to \$75,510,967.

This item must be read on two separate occasions. It received its first reading at the earlier meeting on July 19, 2021. Five affirmative votes are required for passage after public comment.

Written Public Comment

Order 11-21/22 Amending Order 236-20/21 Approving Total School Operating Budget For Portland Schools for Fiscal Year 2022 – Sponsored by Jon P. Jennings, City Manager

This item is a companion item with the orders above. The new order adds the sum of \$1,300,000 from additional state education funding that the City will receive and increases the total school budget for fiscal year 2022 from \$118,755,817 to \$120,055,817.

This item must be read on two separate occasions. It received its first reading at the early meeting on July 19, 2021. Five affirmative votes are required for passage after public comment.

Order 12-21/22 Amending Order 257-20/21 Fiscal Year 2021-2022 Appropriation Resolve - Sponsored by Jon P. Jennings, City Manager

This order approves the amended total sum approved for school purposes in Fiscal Year 2022, now including the additional State Aid to Education approved in the Supplemental Budget Bill from the Maine Legislature.

A new school budget referendum is not required to spend the additional state subsidy. Language adopted in the Supplemental Budget bill makes this clear:

Sec. C-8. Additional state subsidy. Notwithstanding any provision of law to the contrary and for fiscal year 2021-22 only, a school board of a school administrative unit that receives more state education subsidy than the amount included in its budget is authorized to use all or part of the additional subsidy to:

1. Increase expenditures for school purposes in cost center categories described in the Maine Revised Statutes, Title 20-A, section 1485, subsection 1 approved by the school board;
2. Increase the allocation of finances in a reserve fund approved by the school board; or
3. Decrease the local cost share expectation, as defined in section 15671-A, subsection 1, paragraph B, for local property tax payers as approved by the school board.

This item must be read on two separate occasions. It received its first reading on July 19, 2021. Five affirmative votes are required for passage after public comment.

Order 13-21/22 for a Preliminary Earmark of \$3,399,686 from Additional State Education Funding as School Debt Service Reserve – Sponsored by Jon P. Jennings, City Manager

This is a companion item with the orders above.

On June 30th, the Maine Legislature approved a biennium budget for Fiscal Years 2022 and 2023. A significant feature of this approved budget was the inclusion of Governor Mill's Supplemental Budget. This budget increased State funding for education to the statutory 55% for the first time in history.

The net result of the addition of the supplemental budget and other state subsidy adjustments was an additional \$6,198,841 for Portland Public Schools. The Board of Education has proposed to allocate:

- \$1.3 million to return Custodian Salaries and Benefits back to the local budget from federal relief monies.
- \$1,499,155 million to reduce property taxes in order to maintain the current combined City and School tax rate.
- The balance of \$3,399,686 to be preliminarily earmarked for a School Debt Service Reserve, subject to future approval as part of the school budget approval process.

This item must be read on two separate occasions. It received its first reading at the early meeting on July 19, 2021. Five affirmative votes are required for passage after public comment.

ORDERS:

Order 15-21/22 Setting an Election Date on a Citizen Initiative Amendment to Portland City Code Chapter 14 Re: Emergency Shelters for 50 or Fewer Only - Sponsored by Katherine L. Jones, City Clerk

This order sets the Election Date on a Citizen Initiative Amendment to the Portland City Code Chapter 14 section 6.5.6 Supplemental use-specific conditional use Standards, 6.5.6 (B) Emergency Shelters.

Because of a Council Workshop on this matter, staff requests that this item be postponed to August 16, 2021 at 4:00 p.m. Five affirmative votes are required for postponement.

Order 16-21/22 Setting an Election Date on an alternative Amendment to Portland City Code Chapter 14 Re: Emergency Shelters - Sponsored by Kate Snyder, Mayor

This order sets the Election Date on an Alternative Amendment to the Citizen Initiative Amendment to the Portland City Code Chapter 14 section 6.5.6 Supplemental use-specific conditional use Standards, 6.5.6 (B) Emergency Shelters.

Because of a Council Workshop on this matter, staff requests that this item be postponed to August 16, 2021 at 4:00 p.m.

Order 17-21/22 Repealing the Proclamation of Emergency - Sponsored by Kate Snyder, Mayor

This item repeals the City's Proclamation of a State of Emergency and Stay at Home Order, in coordination with the expiration of the State of Maine Civil Emergency established by Executive Orders from Governor Janet Mills. Both were declared at the beginning of the pandemic of COVID-19 last spring. The State of Maine Emergency expired on June 30, 2021.

If passed, this Order will go into effect July 29, 2021. Five affirmative votes are required for passage after public comment.

Order 18-21/22 Adopting the Remote Participation Policy for the City of Portland City Council and City Council Committees - Sponsored by Kate Snyder, Mayor

A newly enacted law, M.R.S. § 403-B, will allow remote participation in public board meetings under limited circumstances - for example if made necessary by an emergency or urgent issue or significant difficulties in travel - with the adoption of a remote participation policy. The policy spelling out these circumstances is adopted by this order and would allow remote public participation in these circumstances.

The new policy in the back up material is for municipal boards, committees and councils to adopt that plan to use remote meeting technology after the expiration of legislation approved under Maine's Civil Emergency established by Executive Orders from Governor Janet Mills. Publication in this agenda is in accordance with section 406, the City Charter, Portland City Code.

Five affirmative votes are required for passage after public comment.

Order 19-21/22 Authorizing Fees at Public Electric Vehicle Chargers - Sponsored by Jon P. Jennings, City Manager

On June 23, 2021, the Finance Committee unanimously recommended this item for the approval of the City Council (3-0).

To date, the City has not charged drivers for the use of the seven Electric Vehicle (EV) chargers located on public property. This fee structure will cover costs associated with the public's use (please find more details in enclosed memo), as well as introduce a penalty to encourage drivers to make the space available to other EV drivers once their vehicle is fully charged.

Five affirmative votes are required for passage after public comment.

Order 20-21/22 Accepting and Appropriating Federal Aviation Administration American Rescue Plan Act (ARPA) Grants for the Portland International Jetport - Sponsored by Jon P. Jennings, City Manager

This order requests acceptance and appropriation of \$10,417,414 in economic relief funds from the FAA to aid the Portland International Jetport and its terminal concession

businesses. The American Rescue Plan Act (ARPA, Public Law 117-2), signed into law by the President on March 11, 2021, included \$8 billion in funds to be awarded as economic assistance to eligible U.S. airports and eligible in terminal concessions at those airports to prevent, prepare for, and respond to the COVID-19 pandemic.

The Federal Aviation Administration released airport ARPA grant allocations in June for eligible airports. The Portland International Jetport is being allocated two ARPA grants: one totaling \$9,484,705 (for costs related to operations, personnel, cleaning, sanitization, janitorial services, and debt service payments), and the other in the amount of \$932,709 to fund in terminal concessions rent relief.

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

AMENDMENTS:

Order 21-21/22 Adopting Amendment to Portland City Code Chapter 14 Re: Emergency Shelters for 50 or Fewer Only - Sponsored by Kate Snyder, Mayor

This order amends the Portland City Code Chapter 14 with the language proposed in the Citizen Initiative Amendment to the Portland City Code Chapter 14 section 6.5.6 Supplemental use-specific conditional use Standards, 6.5.6 (B) Emergency Shelters. If it were adopted by the City Council, it would not need to be voted on at the November 2, 2021 General Election.

Because of a Council Workshop on this matter, staff requests that this item be postponed to August 16, 2021 at 4:00 p.m.

Order 22-21/22 Amendment to Zoning Map Re:99 Winter Street and 152-160 State Street from R-6 Residential to B-3 Downtown - Sponsored by Brandon Mazer, Chair, Portland Planning Board

On June 8, 2021, the Planning Board voted (5-0) that the proposed zoning map amendment is consistent with the Comprehensive Plan and recommended this action to the City Council. Thanos, LLC, requests a zoning map amendment to facilitate development at 99 Winter Street. The zoning map amendment would rezone two parcels from the existing R-6 zone to a B-3 zone. The Downtown Height Overlay Map (see next item) would be amended coterminous with the proposed B-3 rezoning area.

The proposed rezoning would facilitate the development of a new six-story, multifamily residential building including workforce housing at 99 Winter Street, which currently contains no structures. At this point in the process, the proposal for development remains conceptual in nature, as no site plan application has yet been submitted. Furthermore, one additional parcel located 152-160 State Street is included in the proposed map amendment boundary in order to create a contiguous B-3 zone and to bring the existing parcel's use (Portland Club) into greater conformance.

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

Order 23-21/22 Amending the Height Overlay Map at 99 Winter Street - Sponsored by Brandon Mazer, Chair, Portland Planning Board

This is a companion item with the order above. Thanos, LLC, seeks an amendment to the Downtown Height Overlay Map. The Downtown Height Overlay Map would be amended to add two B-3 parcels and designate heights for those parcels.

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

6:00 P.M. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS: