

ZOOM INFORMATION:

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:

Mayor Dion led all present in the Pledge of Allegiance.

ROLL CALL:

Mayor Dion called the meeting to order at 5:03PM.

Councilors Present: Councilors Fournier, Councilor Grant, Councilor Sykes, Councilor Ali, Councilor Pelletier, Councilor Michniewicz, Councilor Bullett, Councilor Phillips, Mayor Dion

ANNOUNCEMENTS:

Mayor Dion opened the floor for Council announcements:

Councilor Bullett read Proclamation from the floor Recognizing Theo H.B.M. Holtwijk for his many contributions to the City of Portland into the record.

Councilor Ali made an announcement.

RECOGNITIONS:

PRESENTATIONS:

SPECIAL MEETING:

APPROVAL OF MINUTES OF PREVIOUS MEETING:

City Council Meeting Minutes 06.01.2026

Motion was made by Councilor Sykes and seconded by Councilor Ali for passage.

Passage: 9-0

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

Mayor Dion opened the floor for public comment. The following individuals spoke: Avery Camilla (Portland resident), Alec Petersen (Deering resident), Michael (Free St), Peter Markoe (Hanover St), (Bayside Opportunity Center board member), Gloria (Bayside resident), Heather Stewart Harvey (Reynolds St), Robert Sulvane (Prior Bayside resident), Ms. Edwards (Wiscasset resident), Francisco (Portland resident), Portland Resident, Portland Resident, Westbrook Resident, Heather Smith (Free St), Dory Waxman (Stevens Ave), Tom Blackburn (Bayside resident), Steven Scharf (Brackett St),

APPOINTMENTS:

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

Motion was made by Councilor Grant and seconded by Councilor Sykes for passage.

Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke: No one spoke

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

Order 230-25/26 through Order 248-25/26 were read and passed as consent items: Public comment was taken on orders together.

Motion was made by Councilor Bullett and seconded by Councilor Sykes for passage.

Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke: No one spoke

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

Order 230-25/26 through Order 248-25/26 were read and passed as consent items: Public comment was taken on orders together.

Motion was made by Councilor Bullett and seconded by Councilor Sykes for passage.

Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke: No one spoke

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

Order 230-25/26 through Order 248-25/26 were read and passed as consent items: Public comment was taken on orders together.

Motion was made by Councilor Bullett and seconded by Councilor Sykes for passage.

Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke: No one spoke

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

Order 230-25/26 through Order 248-25/26 were read and passed as consent items: Public comment was taken on orders together.

Motion was made by Councilor Bullett and seconded by Councilor Sykes for passage.

Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke: No one spoke

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

Order 230-25/26 through Order 248-25/26 were read and passed as consent items: Public comment was taken on orders together.

Motion was made by Councilor Bullett and seconded by Councilor Sykes for passage.

Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke: No one spoke

RESOLUTIONS:

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

Resolve 10-25-26 and Order 251-25-26 were read as companion orders. Public Comment was taken on both Items together.

Motion was made by Councilor Bullett and seconded by Councilor Sykes for passage.

Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke: Councilor Phillips, Greg Jordan (Assistant City Manager), Emma Bond (Arcadia St), Bruce Sleeper (Portland resident), Mark Addlesen (Essex St), Anne Mullin (Edwards St), Evan Lamar (Edwards St), Derek Strout (Capisic St), John Cashmar (Executive Director of Portland Trails), South Portland resident, Nancy Grant (Mackworth St), Jacob Chillec (Arcadia St)

UNFINISHED BUSINESS:

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

Motion was made by Councilor Ali and seconded by Councilor Sykes for passage.

Failed: 2-7 (Councilors Fournier, Grant, Ali, Michniewicz, Bullett, Phillips and Mayor Dion opposed)

Mayor Dion opened the floor for public comment. The following individuals spoke: Councilor Fournier, Councilor Sykes, Thomas O'Boyle (Advocacy Director for Portland Regional Chamber), Jennifer Hutchins (Executive Director of The Maine Association of Non Profits), Kenneth Capron (Portland resident), Chuck Morris (Portland resident), Ed Savone (AVP of External Renovations at UNE), Avesta Housing representative, Beth Allencur (Executive VP Maine College of Art and Design), John Cashmar (Executive Director of Portland Trails), Councilor Pelletier, Councilor Ali, Michael Goldman (Corporation Counsel), Councilor Michniewicz, Councilor Grant, Councilor Phillips, Mayor Dion

Sykes Amendment 1: Motion was made by Councilor Michniewicz and seconded by Councilor Sykes to amend. Failed 3-6 (Councilors Fournier, Grant, Pelletier, Bullett, Phillips and Mayor Dion opposed)

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

Motion was made by Councilor Ali and seconded by Councilor Phillips for passage.

Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke: Councilor Ali, Lynn Tillitson (President of Visit Portland)

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

Motion was made by Councilor Ali and seconded by Councilor Sykes for passage.

Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke: No one spoke. No one spoke.

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

Motion was made by Councilor Ali and seconded by Councilor Sykes for passage.

Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke: No one spoke.

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

Motion was made by Councilor Ali and seconded by Councilor Michniewicz for passage.

Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke: Councilor Fournier

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

Motion was made by Councilor Ali and seconded by Councilor Michniewicz for passage.

Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke: No one spoke.

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

Motion was made by Councilor Ali and seconded by Councilor Michniewicz for passage.

Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke: No one spoke.

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

Motion was made by Councilor Sykes and seconded by Councilor Bullett for passage.
Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke: Councilor Fournier, Councilor Phillips, Brendan O'Connell (Finance Director), Ethan Hipple (Director of Parks, Recreation and Facilities).

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

Motion was made by Councilor Sykes and seconded by Councilor Ali for passage.
Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke: Councilor Fournier, Steven Scharf (Brackett St), Brendan O'Connell (Finance Director), Councilor Bullett, Ethan Hipple (Director of Parks, Recreation, and Facilities)

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

Motion was made by Councilor Phillips and seconded by Councilor Ali for passage.
Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke: Greg Jordan (Assistant City Manager), Melissa Hue (Director of Economic Opportunity), Councilor Phillips

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

Motion was made by Councilor Bullett and seconded by Councilor Ali for passage.
Passage: 8-0 (Councilor Pelletier temporarily absent)

Mayor Dion opened the floor for public comment. The following individuals spoke: Greg Jordan (Assistant City Manager), Mike Murray (Director of Public Works), Steven Scharf (Brackett St), Councilor Bullett, Councilor Sykes, Mayor Dion, Councilor Phillips

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

Motion was made by Councilor Bullett and seconded by Councilor Phillips for passage.
Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke: Ethan Hipple (Director of Parks, Recreation, and Facilities)

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

Motion was made by Councilor Phillips and seconded by Councilor Ali for passage.

Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke:
Ethan Hipple (Director of Parks, Recreation, and Facilities)

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

Motion was made by Councilor Phillips and seconded by Councilor Bullett for passage.

Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke:
Ethan Hipple (Director of Parks, Recreation, and Facilities)

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

Motion was made by Councilor Bullett and seconded by Councilor Sykes for passage.

Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke:
Mayor Dion

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

Motion was made by Councilor Michniewicz and seconded by Councilor Ali for passage.

Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke:
Councilor Phillips, Councilor Michniewicz

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

Item taken out of order. Resolve 10-25-26 and Order 251-25-26 were read as companion orders. Public Comment was taken on both Items together.

Motion was made by Councilor Sykes and seconded by Councilor Ali for passage.
Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke:
Councilor Phillips, Greg Jordan (Assistant City Manager), Emma Bond (Arcadia St), Bruce Sleeper (Portland resident), Mark Addlesen (Essex St), Anne Mullin (Edwards St), Evan Lamar (Edwards St), Derek Strout (Capisic St), John Cashmar (Executive Director of Portland Trails), South Portland resident, Nancy Grant (Mackworth St), Jacob Chillec

(Arcadia St), Councilor Sykes

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

Motion was made by Councilor Bullett and seconded by Councilor Ali for passage.

Passage: 8-1 (Councilor Sykes opposed)

Mayor Dion opened the floor for public comment. The following individuals spoke: Councilor Ali, Michael Goldman, Carly Richer (Portland resident), Travis Croot (Portland resident), Brian (Westbrook resident), Alicia Ray (Portland resident), Councilor Sykes, Councilor Phillips, Ethan Hipple (Director Parks, Recreation, and Facilities), Councilor Grant, Councilor Pelletier, Councilor Bullett, Hannah (Hearts of Pine Women's team representative), Mayor Dion

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

Motion was made by Councilor Ali and seconded by Councilor Sykes for passage, as amended. Passage: 8-0 (Councilor Fournier absent)

Mayor Dion opened the floor for public comment. The following individuals spoke: Michael Goldman (Corporation Counsel), Councilor Bullett, Steven Scharf (Brackett St), Councilor Michniewicz, Councilor Sykes, Councilor Ali, Mayor Dion

Bullett Amendment 1: Motion was made by Councilor Bullett and seconded by Councilor Pelletier to amend. Passage 6-2 (Councilors Sykes and Michniewicz opposed)

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

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

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

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

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

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

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

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

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

First Reading.

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

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

First Reading.

EXECUTIVE SESSION:

ADJOURNMENT:

Motion was made by Councilor Phillips and seconded by Councilor Ali to adjourn. Passage: 8-0 (Councilor Fournier absent)

Adjourned 8:43PM

A TRUE RECORD

Abbey Lombard, City Clerk