

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/83802265361?pwd=oTPyUBeZ64hySFR7uJaeYSUfbaxar5.1>

PLEDGE OF ALLEGIANCE:

Councilor Ali led all present in the Pledge of Allegiance.

ROLL CALL:

Councilor Ali called the meeting to order at 4:03

Councilors Present: Councilors Fournier, Councilor Grant, Councilor Ali, Councilor Michniewicz, Councilor Bullett, Councilor Phillips, Mayor Dion (Councilor Sykes and Pelletier absent) (Councilor Sykes joined at 4:05, Councilor Pelletier joined at 4:22 Mayor Dion exited at 4:11)

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.

Motion made by Councilor Michniewicz and seconded by Councilor Phillips for passage.
Passage: 7-0 (Councilor Sykes and Pelletier absent)

ANNOUNCEMENTS:

Mayor Dion opened the floor for Council announcements:

RECOGNITIONS:

PRESENTATIONS:

APPROVAL OF MINUTES OF PREVIOUS MEETING:

City Council Meeting Minutes 06.15.2026

Motion was made by Councilor Phillips and seconded by Councilor Michniewicz for passage. Passage: 7-0 (Councilor Sykes and Pelletier absent)

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

Order 1-26/27 through Order 7-26/27 were read and passed as consent items: Public comment was taken on orders together.

Motion to recuse on Order 1-26/27 made by Councilor Fournier and seconded by Councilor Bullett. Passage: 7-0 (Councilor Pelletier and Mayor Dion absent)

Motion was made by Councilor Sykes and seconded by Councilor Grant for passage.
Passage: 6-0 (Councilor Fournier recused) (Councilor Pelletier and Mayor Dion absent)
Councilor Ali opened the floor for public comment. The following individuals spoke: No one spoke

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

Order 1-26/27 through Order 7-26/27 were read and passed as consent items: Public comment was taken on orders together.

Motion was made by Councilor Phillips and seconded by Councilor Fournier for passage.
Passage: 7-0 (Councilor Pelletier and Mayor Dion absent)
Councilor Ali opened the floor for public comment. The following individuals spoke: No one spoke

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

Order 1-26/27 through Order 7-26/27 were read and passed as consent items: Public comment was taken on orders together.

Motion was made by Councilor Phillips and seconded by Councilor Fournier for passage.
Passage: 7-0 (Councilor Pelletier and Mayor Dion absent)
Councilor Ali opened the floor for public comment. The following individuals spoke: No one spoke

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

Order 1-26/27 through Order 7-26/27 were read and passed as consent items: Public comment was taken on orders together.

Motion was made by Councilor Phillips and seconded by Councilor Fournier for passage.
Passage: 7-0 (Councilor Pelletier and Mayor Dion absent)
Councilor Ali opened the floor for public comment. The following individuals spoke: No one spoke

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

Order 1-26/27 through Order 7-26/27 were read and passed as consent items: Public comment was taken on orders together.

Motion was made by Councilor Phillips and seconded by Councilor Fournier for passage.
Passage: 7-0 (Councilor Pelletier and Mayor Dion absent)
Councilor Ali opened the floor for public comment. The following individuals spoke: No one spoke

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

Order 1-26/27 through Order 7-26/27 were read and passed as consent items: Public comment was taken on orders together.

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

Passage: 7-0 (Councilor Pelletier and Mayor Dion absent)

Councilor Ali opened the floor for public comment. The following individuals spoke: No one spoke

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

Order 1-26/27 through Order 7-26/27 were read and passed as consent items: Public comment was taken on orders together.

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

Passage: 7-0 (Councilor Pelletier and Mayor Dion absent)

Councilor Ali opened the floor for public comment. The following individuals spoke: No one spoke

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

Motion was made by Councilor Micniewicz and seconded by Councilor Sykes for passage. Passage: 7-0 (Councilor Pelletier and Mayor Dion absent)

Councilor Ali opened the floor for public comment. The following individuals spoke: Danielle West (City Manager)

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

Motion was made by Councilor Fournier and seconded by Councilor Michniewicz for passage. Passage: 6-1 (Councilor Sykes opposed) (Councilor Pelletier and Mayor Dion absent)

Councilor Ali opened the floor for public comment. The following individuals spoke: No one spoke.

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

Motion was made by Councilor Fournier and seconded by Councilor Phillips for passage. Passage: 6-1 (Councilor Sykes opposed) (Councilor Pelletier and Mayor Dion absent)

Councilor Ali opened the floor for public comment. The following individuals spoke: No one spoke.

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

Motion was made by Councilor Fournier and seconded by Councilor Michniewicz for passage. Passage: 7-1 (Councilor Sykes opposed) (Mayor Dion absent)
Councilor Ali opened the floor for public comment. The following individuals spoke: No one

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

Order 258-25-26 and Order 259-25-26 were read as companion orders. Comment was taken on orders together.

Motion was made by Councilor Fournier and seconded by Councilor Phillips for passage, as amended. Passage: 6-2 (Councilors Sykes and Michniewicz opposed) (Mayor Dion absent)

Councilor Ali opened the floor for public comment. The following individuals spoke: Heidi McCarthy (Housing Program Manager), Councilor Michniewicz, Kevin Kraft (Director of Planning), Mary Davis (Housing and Community Development Service Director), Councilor Sykes, Councilor Fournier, Councilor Pelletier, Ryan Fecteau (Avesta Housing)

Ali Amendment 1: Motion made by Councilor Phillips and seconded by Councilor Michniewicz for passage. Passage: 8-0 (Mayor Dion absent)

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

Order 258-25-26 and Order 259-25-26 were read as companion orders. Comment was taken on orders together.

Motion was made by Councilor Fournier and seconded by Councilor Phillips for passage. Passage: 6-2 (Councilors Sykes and Michniewicz opposed) (Mayor Dion absent)

Councilor Ali opened the floor for public comment. The following individuals spoke: Heidi McCarthy (Housing Program Manager), Councilor Michniewicz, Kevin Kraft (Director of Planning), Mary Davis (Housing and Community Development Service Director), Councilor Sykes, Councilor Fournier, Councilor Pelletier, Ryan Fecteau (Avesta Housing)

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

Order 260-25-26 and Order 261-25-26 were read as companion orders. Comment was taken on orders together.

Motion was made by Councilor Fournier and seconded by Councilor Phillips for passage, as amended. Passage: 7-1 (Councilor Sykes opposed) (Mayor Dion absent)
Councilor Ali opened the floor for public comment. The following individuals spoke: Heidi McCarthy (Housing Program Manager), Councilor Michniewicz, Councilor Sykes, Kevin Kraft (Director of Planning), Councilor Ali, Ryan Fecteau (Avesta Housing)

Ali Amendment 1: Motion was by Councilor Fournier and seconded by Councilor Michniewicz for passage. Passage: 8-0 (Mayor Dion absent)

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

Order 260-25-26 and Order 261-25-26 were read as companion orders. Comment was taken on orders together.

Motion was made by Councilor Phillips and seconded by Councilor Fournier for passage. Passage: 7-1 (Councilor Sykes opposed) (Mayor Dion absent)
Councilor Ali opened the floor for public comment. The following individuals spoke: Heidi McCarthy (Housing Program Manager), Councilor Michniewicz, Councilor Sykes, Kevin Kraft (Director of Planning), Councilor Ali, Ryan Fecteau (Avesta Housing)

Ali Amendment 1: Motion made by Councilor Fournier and seconded by Councilor Phillips for passage. Passage: 7-1 (Councilor Sykes opposed) (Mayor Dion absent)

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

Order 262-25-26 and Order 263-25-26 were read as companion orders. Comment was taken on orders together.

Motion was made by Councilor Sykes and seconded by Councilor Michniewicz for passage. Passage: 8-0 (Mayor Dion absent)
Councilor Ali opened the floor for public comment. The following individuals spoke: Heidi McCarthy (Housing Program Manager), Dan Black (Developer), Councilor Sykes

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

Order 262-25-26 and Order 263-25-26 were read as companion orders. Comment was taken on orders together.

Motion was made by Councilor Phillips and seconded by Councilor Sykes for passage. Passage: 8-0 (Mayor Dion absent)
Councilor Ali opened the floor for public comment. The following individuals spoke: Heidi McCarthy (Housing Program Manager), Dan Black (Developer), Councilor Sykes

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

Motion was made by Councilor Pelletier and seconded by Councilor Fournier for passage. Passage: 8-0 (Mayor Dion absent)

Councilor Ali opened the floor for public comment. The following individuals spoke: Joseph Zamboni (Planning Board Chair), Kevin Kraft (Director of Planning Board), Councilor Bullett, Councilor Sykes

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

Item taken out of order immediately following the approval of the Meeting Minutes.

Motion was made by Councilor Sykes and seconded by Mayor Dion for passage.

Passage: 8-0 (Councilor Pelletier absent)

Councilor Ali opened the floor for public comment. The following individuals spoke: No one spoke

EXECUTIVE SESSION:

ADJOURNMENT:

Motion was made by Councilor Pelletier and seconded by Councilor Fournier to adjourn. Passage: 8-0 (Mayor Dion absent)

Adjourned 5:24PM

A TRUE RECORD

Abbey Lombard, City Clerk