

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 - APRIL 27, 2026 (HYBRID)

The Portland City Council will hold a City Council Meeting in Council Chambers and remotely via Zoom. 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, 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/81753065156?pwd=6H2DmAjfSLaFelOEw8B9iCt0unL59d.1>

PLEDGE OF ALLEGIANCE:

ROLL CALL:

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

ANNOUNCEMENTS:

RECOGNITIONS:

PRESENTATIONS:

ANNUAL MEETING:

Annual Meeting of the Corporator of the Portland Fish Pier Authority

Pursuant to the Bylaws of the Portland Fish Pier Authority (PFPA), the Portland City Council, as Corporator of the Portland Fish Pier Authority shall hold its annual meeting on the third Monday of April.

This year's Annual Meeting Agenda includes:

1. Receiving as a communication the attached Portland Fish Pier Authority 2026 Summary of Activity and Financial Statement;
2. Transacting other business as may be deemed necessary.

APPROVAL OF MINUTES OF PREVIOUS MEETING:

Special City Council Meeting Minutes 04.13.2026

PROCLAMATIONS:

Proclamation 27-25/26 Recognizing May 2026 as Asian American, Native Hawaiian, and Pacific Islander Heritage Month - Sponsored by Mark Dion, Mayor

APPOINTMENTS:

Order 184-25/26 Appointing Members to the Civilian Police Review Board - Sponsored by Legislative & Nominating Committee, Mayor Mark Dion, Chair

If passed, this order would appoint the following individuals to the Civilian Police Review Board:

| Name | Board or Committee | Expiration of Term |
|-------------------|------------------------------|-------------------------------|
| Ryan Schmitz | Civilian Police Review Board | Voting Member 3 Year Term |
| TJ Boisclair | Civilian Police Review Board | Voting Member 3 Year Term |
| Austin Sims | Civilian Police Review Board | Voting Member 2 Year Term |
| Chiara Liberatore | Civilian Police Review Board | Voting Member 2 Year Term |
| Emily Finley | Civilian Police Review Board | Voting Member 1 Year Term |
| Walter Beha | Civilian Police Review Board | Voting Member 1 Year Term |
| Sam Tracy | Civilian Police Review Board | Non-Voting Member 3 Year Term |
| Rachel Schlein | Civilian Police Review Board | Non-Voting Member 2 Year Term |
| Joey Brunelle | Civilian Police Review Board | Non-Voting Member 1 Year Term |

Five affirmative votes are required for passage after public comment.

CONSENT ITEMS:

Order 185-25/26 Granting Municipal Officers' Approval of JHM Portland LLC, dba Clarion Hotel. Application for Class IA FSE at 1230 Congress Street - Sponsored by Danielle P. West, City Manager

Application was filed on 3/25/26. This is a change of ownership of an existing establishment.

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

Order 186-25/26 Granting Municipal Officers' Approval of City of Portland, dba Fitzpatrick Stadium. Application for Outdoor Entertainment at 61 Stadium Way - Sponsored by Danielle P. West, City Manager

Application was filed on 3/24/26. This is an existing location adding Outdoor Entertainment. Fitzpatrick Stadium is a city-owned athletic facility that hosts amateur and professional sporting events and practices, as well as community leagues, games, and events.

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

Order 187-25/26 Granting Municipal Officers' Approval of Feast Ephemera LLC, dba Sweetfern Geometer. Application for Class I FSE at 122 Washington Avenue - Sponsored by Danielle P. West, City Manager

Application was filed on 3/23/26. Location was previously Bake Maine.

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

Order 188-25/26 Granting Municipal Officers' Approval of Coco Miyake LLC, dba Aomori Market. Application for Outdoor Dining on Private Property at 52 Hanover Street, Suite C - Sponsored by Danielle P. West, City Manager

Application was filed on 3/30/26. This is an existing establishment adding outdoor dining.

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

Order 189-25/26 Granting Municipal Officers' Approval of Reo Miyake LLC, dba Aomori. Application for Outdoor Dining on Private Property at 52 Hanover Street, Suite D - Sponsored by Danielle P. West, City Manager

Application was filed on 3/30/26. This is an existing establishment adding outdoor dining.

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

COMMUNICATIONS:

Communication 14-25/26 Diane Herman Appointed to Civilian Police Review Board - by Mark Dion, Mayor

Pursuant to Article IX of the City Charter and Sections 2-79 and 2-80 of the City Code, the Mayor is granted the independent authority to appoint one voting member to the Civilian Police Review Board. This appointee will serve a 3 year term. When the term expires, or if this person leaves the board, the Mayor is authorized to appoint their replacement.

As this appointment does not require any action by the City Council, it is presented as a communication separate from Order 184-25/26 which outlines the candidates for appointment by the City Council.

As a communication this item requires no public comment or formal Council action.

UNFINISHED BUSINESS:

Resolve 9-25/26 Adopting the Fiscal Year 2026-2027 Annual Action Plan including Appropriations for Community Development Block Grant Program, HOME Program, and Emergency Solutions Grant Program and Certifications Pertaining Thereto - Sponsored by Danielle West, City Manager

The Housing and Economic Development Committee reviewed the Housing Program Budget at their meeting on March 31, 2026, and voted unanimously (4-0) to recommend City Council approval of the budget.

The 2026-2027 Housing and Community Development Program Annual Action Plan reports to the U.S. Department of Housing and Urban Development (HUD) a total budget of \$5,722,680 including \$1,806,420 of CDBG Entitlement Funds; \$30,000 in Downtown TIF District funds; \$20,000 in Cotton Street proceeds; \$796,646 in HUD HOME Program Grant allocation; \$135,763 in HUD HOME Program Income and Recaptured Funds; \$796,646 in HOME County Prior Year Funds; \$1,125 in HUD Lead Safe Housing Program Income; and \$1,989,361 from the Jill C. Duson Housing Trust Fund, and \$158,872 of HUD Emergency Solutions Grant funds.

The CDBG Annual Allocation Committee, appointed by the City Council, reviewed each application and made funding recommendations that will be presented to the Council. The City Manager reviewed the Committee's recommendations and submitted her funding recommendations to the Council.

The City's public participation process requires two public hearings to consider the City's Housing and Community Development Program proposal. The hearings allow the public to comment on the City's Consolidated Annual Action Plan. Public hearings are set for April 13, 2026, and April 27, 2026. People who wish to speak may do so one time; they may not speak at both public hearings.

This item must be read on two separate days. It had its first read and first public hearing on April 13. This is its second public hearing. Five affirmative votes are required for passage after public comment.

Order 161-25/26 Appropriating Bond Proceeds and Other Funds for the City's FY2027 Capital Improvement Program - Sponsored by the Finance Committee, April Fournier, Chair

The Finance Committee voted on March 5, 2026 to recommend passage of this item, vote (2-0, Pelletier absent). This is a companion order to the bond authorization order below.

The Finance Committee met several times during late 2025 and early 2026 to discuss the City's Capital Improvement Plan (CIP). In last year's CIP process, changes to better incorporate equity, sustainability and other City Council goals were made. These successful changes were continued in the current year based on guidance from the Committee. The Fiscal Year 2027 Capital Improvement Plan (FY27 CIP) has been in development since mid-2025. The list of FY27 CIP calls for over \$46M of new projects but only \$17.4M this total will have a net impact to debt service in the general fund operating budget. A broad variety of other funding sources including the enterprise funds (for sewer and stormwater projects) are being used to finance the remainder of the CIP.

Two orders are required related to the CIP: one authorizing the FY27 CIP bonds; and a second appropriating the proceeds and other funding sources providing City staff with spending authority for the upcoming projects. A complete listing of the projects being authorized is included within the orders.

This item must be read on two separate days. It received its first reading on March 16 and its second reading on April 13, at which point public comment was taken and the item was postponed to April 27. To make this item effective immediately, staff is requesting that this item be passed as an emergency. Seven affirmative votes are required for passage as an emergency. No additional public comment will be taken.

Order 162-25/26 Authorizing General Obligation Bonds to Finance a Portion of the City's Fiscal Year FY27 Capital Improvement Program - Sponsored by the Finance Committee, April Fournier, Chair

The Finance Committee voted on March 5, 2026 to recommend passage of this item, vote (2-0, Pelletier absent). This is a companion order to the bond appropriation order above.

This item must be read on two separate days. It received its first reading on March 16 and its second reading on April 13, at which point public comment was taken and the item was postponed to April 27. To make this item effective immediately, staff is requesting that this item be passed as an emergency. Seven affirmative votes are required for passage as an emergency. No additional public comment will be taken.

Order 179-25/26 Appropriating 10.1 Million Dollars from Jetport Unrestricted Funds to Commence Design on the Phase 3 Parking Garage and Improve and Expand a Public Surface Parking Lot at the Portland International Jetport - Sponsored by the Sustainability & Transportation Committee, Regina Phillips, Chair

The Sustainability & Transportation Committee met March 11, 2026 and voted 3-0 to move the item to City Council.

This item requests an appropriation totaling \$10.1 million from Jetport unrestricted funds to commence design and construction on parking expansion projects at the Portland International Jetport.

The appropriation will provide \$1.5 million to commence design on the Phase 3 Parking Garage and \$8.6 million to expand and improve the existing cell phone lot and gravel parking lot adjacent to Embassy Suites into a new Jetport self-park public parking lot of 537 spaces. The project will bring the existing gravel lot and partially cleared land acquired from Toye Airport Park LLC in 2021 up to current standards for lighting, stormwater treatment, pedestrian access, and landscaping.

This item must be read on two separate days. It received its first reading on April 13. Five affirmative votes are required for passage after public comment.

Order 180-25/26 Amendment to Portland City Code Chapter 2 RE: Immigration Enforcement - Sponsored by Councilors Pious Ali & Regina Phillips

This order amends Chapter 2 of the Portland City Code to clarify that City employees and officials are generally prohibited from assisting federal agencies in immigration enforcement operations, subject to exceptions when such assistance is required by law. This order also amends, but leaves in place, current provisions in Chapter 2 that prohibit employees from making inquiries into a person's citizenship or immigration status, except when required by law or when such inquiry is required in order to direct them to services related to their immigration status.

This item must be read on two separate days. It received its first reading on April 13. Five affirmative votes are required for passage after public comment.

Order 181-25/26 Amendment to Portland City Code Chapter 14 RE: Definition of Main Entrance for Entertainment Businesses in B-3 and WCZ Zones - Sponsored by Portland Planning Board, Joseph Zamboni, Chair

On March 24, 2026, the Planning Board voted unanimously (5–0, with Din recused, Silk absent) to find that the proposed text amendment to Article 6 (Uses), Section 6.8.14.C (Entertainment businesses in the B-3 and WCZ zones) clarifying the definition of “main entrance(s)” as shown in Attachment AA is consistent with the City of Portland’s Comprehensive Plan and, therefore, recommends adoption by the City Council. The purpose of the amendment is to clarify how “main entrance(s)” are defined for the purposes of regulation and enforcement.

This item must be read on two separate days. It received its first reading on April 13. Five affirmative votes are required for passage after public comment.

Order 182-25/26 Amendment to Portland City Code Chapter 14 RE: Large Theater and Performance Hall Dispersal Requirements - Sponsored by Portland Planning Board, Joseph Zamboni, Chair

On March 24, 2026, the Planning Board voted unanimously (5–0, with Din recused and Silk absent) to find that the proposed text amendments to Article 3 (Definitions) and Article 6 (Uses), Section 6.4.42 (Theaters and Performance Halls (large) in the B-3 and WCZ zones), which modify the definition of theaters or performance halls and establish a minimum 750-foot separation requirement between large theaters or performance halls, as shown in Attachment A, are not consistent with the City of Portland’s Comprehensive Plan and, therefore, does not recommend their adoption by the City Council. The amendments were referred to the Planning Board by the Housing & Economic Development Committee on February 3, 2026, for review and recommendation.

The proposed amendments are intended to mitigate impacts associated with a concentration of large theaters and performance halls. Specifically, they would modify the existing “Theater or Performance Hall” use by creating two categories: “Theater or Performance Hall (Small)” and “Theater or Performance Hall (Large).” The amendments would also establish supplemental use standards for large theater or performance halls in the B-3 and WCZ zones, prohibiting such venues from locating within 750 feet of the primary entrance(s) of another large theater or performance hall, as measured along public ways (i.e., following streets and sidewalks).

This item must be read on two separate days. It received its first reading on April 13. Five affirmative votes are required for passage after public comment.

Order 183-25/26 Terminating the Moratorium on Theater and Performance Hall Projects with a Capacity Exceeding 2,000 People in the City of Portland Established by Order 9-25/26 and Extended by Order 131-25/26 - Sponsored by Mark Dion, Mayor

This Order terminates the Moratorium on theater and performance hall projects with a capacity exceeding 2,000 people, originally established on August 11, 2025 by Order 9-25/26 and extended by Order 131-25/26. During the time that the Moratorium was in effect, the Housing and Economic Development Committee and Planning Board reviewed and made recommendations to the City Council related to proposed amendments to the Land Use Code, thereby fulfilling the requirements established by the Moratorium. If approved, the termination of the Moratorium will be effective as of May 27, 2026.

This item must be read on two separate days. It received its first reading on April 13. Five affirmative votes are required for passage after public comment.

EXECUTIVE SESSION:

ADJOURNMENT: