

ETHAN K. STRIMLING (MAYOR)
BELINDA S. RAY (1)
SPENCER THIBODEAU (2)
BRIAN E. BATSON (3)
JUSTIN COSTA (4)

KIMBERLY COOK (5)
JILL C. DUSON (A/L)
PIOUS ALI (A/L)
NICHOLAS M. MAVODONES, JR. (A/L)

AGENDA
REGULAR CITY COUNCIL MEETING
MARCH 19, 2018

The Portland City Council will hold a regular City Council Meeting at 5:30 p.m. in City Council Chambers, City Hall. The Honorable Ethan K. Strimling, Mayor, will preside.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ANNOUNCEMENTS:

RECOGNITIONS:

“Arts in the Chamber”, Kyle Dubay (Photographer/MECA – Raffi)

APPROVAL OF MINUTES OF PREVIOUS MEETING:

(Tab 1) March 5, 2018 Regular City Council Meeting Minutes

PROCLAMATIONS:

Proc 28-17/18 Proclamation Honoring Laurence Smith, Jr., Police Department, as
(Tab 2) Employee of the Month for February 2018 – Sponsored by Mayor
Ethan K. Strimling.

APPOINTMENTS:

CONSENT ITEMS:

Order 171-17/18 Order Declaring June 16, 2018 The Pride Portland! Parade and Festival
(Tab 3) – Sponsored by Jon P. Jennings, City Manager.

This order declares the Pride Portland! Pride Celebration and Festival to be held June 16, 2018. At 12:00 noon the parade will proceed down Congress Street, High Street, and Park Avenue followed by a festival at Deering Oaks Park from 1:00 to 5:00 p.m. The rain date for these events is Saturday, June 23.

All event times and street closures are included in the agenda backup.

Street closures are included in the agenda backup materials.

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

LICENSES:

Order 172-17/18 (Tab 4) Order Granting Municipal Officers' Approval of Definitive Brewing LLC dba Definitive Brewing Company. Application for a Brewery with Outdoor Dining on Private Property at 35 Industrial Way – Sponsored by Michael Russell, Director of Permitting and Inspections Department.

Application was filed on 2/20/2018. New City application. Location was formerly North Atlantic Scaffolding Company.

Five affirmative votes are required for passage after public comment.

Order 173-17/18 (Tab 5) Order Granting Municipal Officers' Approval of Portland Norwich Group LLC dba Hotel Portland. Application for a Class I-A Hotel 41+ Rooms with Outdoor Dining on Private Property at 158 Fore Street - Sponsored by Michael Russell, Director of Permitting and Inspections Department.

Application was filed on 2/26/2018. New City and State applications

Five affirmative votes are required for passage after public comment.

BUDGET ITEMS:

COMMUNICATIONS:

RESOLUTIONS:

Resolve 8-17/18 (Tab 6) Resolution Adopting the Fiscal Year 2019 Annual Action Plan Including Appropriations for Community Development Block Grant Program, HOME Program, and Emergency Solutions Grant Program and Certifications Pertaining Thereto – Sponsored by Jon P. Jennings, City Manager.

This Resolution adopts the fiscal year 2019 annual action plan and appropriates funds to the identified programs. A public hearing on this Resolution will be held at this meeting.

The 2018/2019 Housing and Community Development Program will report in the Annual Action Plan to the Department of Housing and Urban Development a total budget of \$4,343,198 funded by a Community Development Block Grant allocation of \$1,745,465, plus \$120,000 in Tax Increment Finance funding and \$20,000 in Cotton Street proceeds, plus \$11,886 in Contingency funding; 224,096 in CDBG Housing Program Income; a HOME Consortium Program Grant allocation of \$824,856;

HOME Program income of \$120,000; HOME Program Recapture Funds of \$31,247; Lead Safe Housing Program Income of \$170,866; local Housing Trust Funds of \$913,502; and an Emergency Solutions Grant (ESG) Allocation of \$161,280.

The CDBG Annual Allocation Committee, appointed by the City Council, reviewed each application and made funding recommendations. The Committee is given an opportunity to make a presentation to the Council at this meeting, and citizens may comment on the City's plan for the use of CDBG, HOME and ESG funds. The City Manager also reviewed the Committee's recommendations and has submitted his own funding recommendations to the City Council.

As required by the City's citizen participation process, two (2) public hearings are held each spring to consider the City's Housing and Community Development Program proposal for the ensuing year. This year the first public hearing is being held at this meeting on March 19, 2018 and the second will be held on April 18, 2018. The public hearings allow an opportunity for citizens to comment on the City's Consolidated Annual Action Plan.

MAYOR'S COMMENTS ON THE CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN:

Mayor Ethan K. Strimling will present his comments on the Fiscal Year 2018-2019 Housing and Community Development Annual Action Plan.

This item must be read on two separate days, and two public hearings must be held in order to comply with federal regulations. The first reading and public hearing on this item is on March 19, 2018. The second reading and public hearing on this item is on April 18, 2018.

UNFINISHED BUSINESS:

Order 169-17/18 (Tab 7) Order Amending Traffic Schedule Re: Unrestricted to Time-Restricted Parking on Kennebec Street – Sponsored by Jon P. Jennings, City Manager.

Kennebec Street, between Forest Avenue and Brattle Street, is one-way with 12 on-street parking spaces. The requested Council action would change the Traffic Schedule to make the north side of Kennebec Street, from approximately 175 feet east of Forest Ave to the opposite of Brattle Street, from unrestricted to 30-minute parking. This would apply to ten of the twelve parking spaces; the two closest to the Century Plaza driveway are already 30-minute spaces.

This item must be read on two separate days. It was given a first reading on March 5. Five affirmative votes are required for passage after public comment.

ORDERS:

**Order 174-17/18
(Tab 8)**

Order Authorizing Sale and City Lease Back of 44 Hanover Street – Sponsored by the Economic Development Committee, Councilor Justin Costa, Chair.

The Economic Development Committee met on March 6, 2018 and voted 3-0 to forward this item to the City Council with a recommendation for passage. The Committee also requested staff to provide a matrix of the status of all former Public Works Bayside properties under Purchase and Sale Agreement.

This order authorizes the Purchase and Sale Agreement to sell city-owned property located at 44 Hanover Street to Tom Watson & Co., LLC for \$1,275,000 and City Lease Agreement to lease back the property until September 30, 2019.

It has been the long-term goal to sell this and other Public Works Bayside properties per the Year 2000 Bayside Vision. To support these property sales, the City Council approved the acquisition of property along Canco Road which has been and continues to be redeveloped to support the relocation of Public Works operations from Bayside and other City Departments.

The subject property has been used for Public Works Fleet Services' large equipment maintenance operations. See attached property location map.

Public meetings to discuss the sale of Bayside former Public Works Properties have been held on 1/3/2017, 1/31/2017, 2/27/2017, 3/7/2017, 6/27/2017, 7/19/2017, 9/19/2017, 11/28/2017, 1/3/2018, and 3/6/2018.

Under the direction of the Economic Development Committee during 2017 and 2018, staff has been negotiating a Purchase and Sale Agreement and Lease Agreement with Tom Watson & Co., LLC. Mr. Watson's site redevelopment proposal includes the following:

- Upwards of 16 separate units all with access to the street;
- One central space of over 3,500 square feet for public/communal user like pub, cafe, eatery;
- Glass overhead doors to promote openness and allow for artists to combine retail display space for their work and promote a marketplace environment; and
- Affordable/accessible to the creative economy at under \$1,000/month.

However, due to the fact that approximately two years will have passed between the time Mr. Watson submitted his proposal for the property and the time he will take possession of it, he is requesting some flexibility for his planned renovations given that community market demands may change.

Any substantial change of use to Mr. Watson's development concept will require City Council approval.

The City retained public access rights across the discontinued portion of Lancaster Street between Hanover to Parris Street, which is part of the 44 Hanover Street property.

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

AMENDMENTS:

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