

1. Land Bank Commission Meeting 8/11/16

Documents:

[AGENDA 8 11 16.PDF](#)
[LAND BANK MINUTES.PDF](#)



Commission Members: Simon Rucker, Tom Jewell, Patrizia Bailey, Meri Lowry, William Mann, Rene Perry, Colleen Tucker, Bryan Wentzell and Councilor Justin Costa.

Land Bank Commission Agenda

August 11, 2016

5 PM

City Hall

389 Congress Street ~ Room 24

(Basement)

Citizen Comment Period (5 min)

Agenda Items

Acceptance of Meeting Minutes- June, 2016 (5 min)

New Business (10 min)

- Officer Elections – confirm officer positions

Old Business (30 min)

- Review procurement process
- Annual report progress
- Redlon Park update
- Riverton Rail update – Colleen

The Land Bank Commission is responsible for identifying and protecting open space resources within the City of Portland.

The commission seeks to preserve a balance between development and conservation of open space important for wildlife, ecological, environmental, scenic or outdoor recreational values.

Land Bank Commission
Thursday, June 9, 2016
City Hall ~ Room 24
5:00 p.m.

Attendees: Doug Roncarati, Simon Rucker, Ethan Hipple, Justin Costa, Tom Jewell, Jeff Tarling, Michael Goldman, Pat Bailey, Meri Lowry, Colleen Perry,

Acceptance of Minutes – May 2016 Meri final paragraph final sentence – it is important to create a distinction between parks and traditional Land Bank properties. Changes will be made. Meri motioned to accept the minutes which was seconded by Simon all in favor.

New Business – Lobsterman Park – Michael Murray presented a packet regarding review and recommendation on a city parcel. Lobsterman statue The city would like to honor former city manager, John Menario. This parcel was chosen simply because under his leadership this plaza was created. This has been before the Parks Commission and received a favorable recommendation there. Pat asked what is the origin of this request, city staff? She was answered, it was from the City Manager. She then questioned how is the money being raised, is this a private donation and how does that work? There are a group of citizens that are raising these funds. She then questioned if the city is holding the money? Michael responded yes. This is working through the Parks, Rec & Facilities gift catalog which has created a line item for such things. This raised question about a friends group raising money and city holding. This has been done in the past for smaller items. Tom questioned if this has been vetted by Parks, yes and they 5 1-1 vote from Parks. The one vote against was the list of project/accomplishments was the reasoning. Simon questioned how is this going to effect Lobsterman Park, is this going to have to change. Michael answered that they are not looking to change the parcel. Motion to approve by Pat which Meri seconded and all were in favor. It will be coming before city council on June 20th and there would be a dedication late summer early fall if passes. This is the first time this has gone before the two commission process. Merri stated that this worked very well and liked the fact that Parks Commission had this first and we got see their decision.

Officer elections – Last time elections were done was June 2015. Pat has offered to co-chair with Tom. Meri likes the idea of this and Tom agrees. Meri motioned, Colleen seconded all in favor.

Baxter Woods project – Justin said that the Public Works Department is looking to convert and old dry storm water detention basin into a storm water wet pond which will create another habit. The one that exists there today, the outlet was put in to help with water control and it is currently not functioning as design intended. The proposed project would provide improved water quality treatment and reduce impact on combined sewer, helping to reduce water pollution in Casco Bay. Jeff leads a group of local students in the nearby pond currently. This project would also provide an educational tool and a positive impact in a multitude of ways.

When they originally built this they disturbed the area and now the trees are taking over this area which is taking over the ecology of Baxter Woods. Some of the larger Maples will be taken out. Merri asked if they had been in touch with American Chestnut Foundation. Jeff said yes and we have two in that park and a few other parks. We are on the list and they want to get them distributed throughout the city.

Jeff stated that we want to restore to get some habitat back and also to improve water quality. We will propose a clearing zone probably towards upper left hand corner and take out all the Norway's. We have done a survey and have the line between native and non-native. Tom asked if this is going to be a big construction projection. Justin responded yes. Tom stated that he hoped there will be a sign describing what is going on. Doug says we have been looking at this for years due to the amount of run off. They have looked into a forestry grant but unfortunately due to the scale we did not get but will continue to look for opportunities. Tom thought the Baxter Deed had some convent. Jeff said it is getting back to its original. The pond will have to keep the concrete that was originally there but aesthetics will be considered. Justin questioned the time frame. The design is currently in process and mid-August is the expected time frame on this. We are hoping to potentially start construction in September and it should take about two months to complete. Justin requested to confer Back Cove and Friends of Evergreen. Justin said that they do plan to do a public meeting once all approvals are done. Discussion was had about if we should take a vote and then let Parks Commission know. Ethan stated that Diane was comfortable just receiving the vote from Land Bank. Colleen asked if there might be something in the title that prohibits anything on this property. Michael said this is the first he had heard of this project and that he looked at the Deed a long time ago. Michael said he is going to look into this as his office would have to be done anyway before it goes before council. Ethan stated that his understanding Parks Commission purpose it to prioritize CIP projects. Nothing in there that says that everything has to be approved by Parks Commission. Pat asked what exactly are we approving and Ethan responded basically the excavation. Tom feels satisfied that this is a good project and we should just vote. Pat motioned to approve this which was seconded by Simon with getting Parks Commission input. Merri after reading the ordinance said she is comfortable without the contingency. All in favor.

Old Business – Redlon Park – Pat talked to the appraiser and she cannot do this until end of month. She will follow up with Mike Murray to see what mechanism we can use regarding raising money. We sent out a letter and have not received anything regarding the donation of property. Simon met with Wolfe and they cannot be a fiscal agent which Simon thought was a longshot anyways. There is too much liability and acknowledgment of donation. They do have money left over from the planning a few months ago but if we do have low level things like that they probably would be able to help us like project structure and talking to (grant from city plan Wolfe did not specify; city wide study is where this money is leftover from). Wolfe did say come back if the project was not going to happen and see if they can help us with speeches and in some kind of low level way like that. Laura Carton was a name mentioned in the past who Meri knows might be a possibility for a person to help with this. Pat's inclination is to let Doug start the wheels with the President of the Redlon Park as she does not feel comfortable starting this.

Simon also reached out to Maine Community Foundation and they only do long term so they would not be able to do anything with this. Ethan stated that there is a Parks Gift Catalog with specific names. We are just waiting on Brendan's say. The tricky situation is that if there is not enough raised they would want their money back. Meri questioned if either Colleen or Tom's firm is interested in doing pro bono work.

Procurement process – Tom would like to talk about using some of the money in the Land Bank for improvements. He would like to pick out a few projects which are worthy of some improvements. At what point does it need to go out for a public bid and if we do this who is actually in charge of getting contract, paying the bills, etc. Michael stated that the birds eye view is basically purchases up to 5,000 you can just go out and do. As you approach this \$5,000 would \$5,000 to 25,000 three quotes, after \$25,000 estimate. How does this break up if one space needs different things done, is that breakdown to different projects with separate contractors. Depending on what exactly you are having done. Three different areas getting trail improvements getting same money each this is okay. City staff would work with the finance staff on getting estimates and quotes. Tom asked if the City would bid on the city staff doing this. Ethan answered that we would do it if we had the means to do what is requesting. A bench we could do; a two mile trail probably not. Tom thought that the city was doing some projects to Presumpscot preserve and we could have added some to this. Michael mentioned that you would want to make sure that this is within the ordinance and make sure if this is something that might need to go before the council. Capital funds can only be used for capital projects. Tom would like to invite Jaime Parker from Portland Trails as he would have the most intimate knowledge of the trails around the city. Tom would like to do one this year so we can get a little experience and then next year do a little bit more robust project. Michael stated that one thought is to be careful not to talk to potential bidders and giving them inside knowledge. Matt Fitzgerald might offer some guidance at some point could be helpful to bring him.

Colleen emailed CMP today to see whether they would be interested in a donation. She has received no reply yet. Colleen will try to get an answer for this next meeting.

Annual Report - Pat provided us with a draft to work from. She has listed off many of our accomplishments over the past year. Pat suggested to create subcommittee to complete tax parcel list.

Oatnuts Park - we have not received any feedback. The appraisal is part of the same packet; late June she is expected to get to this. We are waiting for summary of charges on this. Elizabeth McFadden is the appraiser and has expertise in small non-buildable parcels. Not licensed in commercial appraisal.

July meeting, trip to the islands to see potential Land Bank properties on the islands. House Island was brought up as a possible. Tom will email Roger about this. We do have about a half dozen properties on the islands.