

1. Land Bank 9/8/16

Documents:

[AGENDA 9 8 16.PDF](#)
[LAND BANK MINUTES 8.11.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

September 8, 2016

5 PM

City Hall

389 Congress Street ~ Room 24

(Basement)

Agenda Items

- A. Acceptance of Meeting Minutes- June & August, 2016 (5 min)
- B. New Business (5 min)
 - Treasure Report – Bryan
- C. Old Business (50 min)
 - Annual Report - review
 - Redlon Park - appraisal review
 - Oat Nuts Park – update from Doug
 - PATHS Report – Ethan
 - Sheridan Street update

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
Meeting Minutes
August 11, 2016

Attendance: Sally DeLuca, Doug Roncarati, Tom Jewell, Pat Bailey, Simon Rucker, Laurie Mondor, Bryan Wentzell,

Citizen Comment Period – Tom started the meeting mentioning that yesterday he was made aware that 155 Sheridan Street is planned to be a 34-unit 6 story condo housing. This will be located just below Fort Sumner Park. He stated that this is the best view in the city and there is concern this new project will block some of the views. The parcel itself is not being directly effected but the view will be. Sally did state that this is only in pre-application right now has asked Tuck to look into this for us.

Karen Snyder, Portland resident, came to the commission because she is very vested in protected this public access and public views. She mentioned that she was very surprised to see a vacant lot and asked when last time Land Bank purchased one. Tom responded that Land Bank had just last year. Karen then asked why is the Land Bank not asking for report from accessor, a customized report, showing these vacancies. She spoke of crowd funding to purchase land in order to save it and she has offered her services. Doug described that in the past, 12 years ago, a list was created of open spaces and Land Bank started focusing on priorities. Land Bank is actively working on Redlon at this time. It was mentioned that when Canco Woods became an issue we did help the community members to purchase that. Karen stated that she has been contacted by Bayside Neighborhood Association and Munjoy Hill Neighborhood Organization to help with this current issue as she has a specific skill set to help with this situation. Tom stated that over the years we have concentrated on conservation land and we have not dealt with a parcel like this. Karen wants to know if she should start “crowd funding” and buy this property or should she go after the private owner. Pat then stated that we have never been challenged by a building coming up blocking a view from a park so this is something new for us. Pat did state that it is upsetting to see this and, no, we are not happy with this. Karen shared that she believes this one is going to be a challenge and believes that we need to protect this land for future generations. She is passionate that we should be protecting the city from becoming like other cities where there are only concrete high rises. Tom stated that our ordinance does say we can protect for scenic interests. He did state that he believes our role right now will be nominal and we will keep an eye on it. Karen stated that 50 property owners have already reached out to her regarding this development. She is going to proceed looking into the crowd funding. She also did mention that there is zoning to protect views.

June Meeting Minutes – Tom stated that Bryan being nominated and approved as treasurer was missing from the officer elections. Tom asked him to check on what the balance is for next meeting. Not enough members present for quorum.

Procurement – Tom mentioned that we have decided it would be good to spend a little bit of our money on an improvement project this year. He feels that Portland Arts and Technical High School would be a great place to start. We need to develop specifications on what needs to be done. If under \$5,000 does not need to go out for bid, just need to get three quotes. \$25,000 requires a competitive bid. Ethan would be a good candidate to see what needs to be done as someone needs to go out walk and see what the needs are. Tom will see if he can meet with Ethan and take a walk around and see what we could do there. Sally also brought the gift catalog summary to show the things that we are doing in this. Donating for specific cause is what the gift catalog is. It was then asked what happens if a project does not come about, what happens to the money? Sally said that the money could be redirected. Doug would like to join Tom and Ethan on their walk around PATHS. Simon said that he would like to go as well.

Redlon Park – Sally says we could receive the money into the gift catalog and return the money if the project fell through. Sally gave description for how the gift catalog works. Report can be generated of who is donating and how much. We could do a Land Bank line and then specific Redlon park line. Tom did talk with the appraiser and she says is working on it. She did ask about another piece of Land Bank property. Estimating that next week we should have the appraisal. Should be able to review that next month.

Annual Report – ongoing improvements be listed on this. Simon offered to help with this. It will be sent around again to everyone for comments.