

1. Land Bank

Documents:

[AGENDA 10 13 16.PDF](#)

[LAND BANK MEETING MINUTES 9 8 16.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

October 13, 2016

5 PM

City Hall

389 Congress Street ~ Room 24

(Basement)

Agenda Items

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

New Business

Old Business (55 min)

- Annual report status – Pat and Simon
- Redlon Woods acquisition – Ethan
- Oat Nuts Park appraisal status – Doug
- PATHS trail and conservation upgrade project – Ethan
- Parks Commission - Meri

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
September 8, 2016

Attendance: Doug Roncarati, Ethan Hipple, Colleen Tucker, Tom Jewell, Pat Bailey, Simon Rucker, Laurie Mondor, Bryan Wentzell, Meri Lowry, Michael Goldman, William Mann, Dick Perry.

Meeting Minutes: June minutes, Colleen moved to accept Meri seconded and all in favor. July minutes, Meri moved, Pat seconded and all in favor.

Treasurer Report – Bryan has not gotten balance from Brendan, Finance Director. FY13-17 the balance was \$349,000. FY17 input was \$65,000 and FY16 was \$73,00. Bryan does not believe that this is the actual balance but he did not get this information from finance. Simon said Canco was \$75,000. Meri stated her opinion is that the past few meetings we have been talking about spending money like in Redlon, but we have also spoken to use money to maintain existing Land Bank properties. She is uncomfortable with the way we are proposing to spend money. She stated that this is a relatively small amount so we might want to undertake a bid process. Pat believes that we said we were going to have staff look. Ethan stated that they took a walk around PATHS last week and if project is under \$5,000 a bid is not necessary. Ethan will give report later in meeting on this. Michael also said there is nothing preventing staff or board from recommending that something go out to bid. \$25,000 is threshold that you have to go out to bid. CIP input only went back to 2013 and this was all Bryan was given. We will revisit next month. Ethan stated that he has not gone out to flag anything at PATHS yet.

Annual Report – Pat stated that she had provided a draft and it has just been sitting. Simon stated that he did read it and offered to read again and track some changes; Pat will resend him the report. Pat stated that she will resend to everyone and that it is just a four-page document. Meri questioned if there is a deadline we are looking for on this and was answered, no just trying to get it done as it needs to be filled with the City Manager. Past report does say that the report goes to City Council.

Redlon Park = The appraisals have come in on parcels; 193D003, 193D004, 193C001, 193C002, 193C003, 193C004, 193C005, 193C006, 193C007, 193C014, 193C015, 193C016, 193C017, 193C018, 193C019, 193C020. Pat gave a rundown of all the appraisal amounts. All have come in lower then assessed. Tax acquired parcels are not in Land Bank they are juncture. Michael said Lori Paulette survey results revealed no city departments have need for it. Michael believes it is going to TAPIC and TAPIC knows that Land Bank is interested in these. Doug said that he would formally let Lori know that Land Bank has been trying to get these properties. The homeowner's association began fundraiser to help us buy Redlon Park parcels. They are canvassing all the neighbors to help this initiative. Meri believes that we should vote regarding buying these properties with the homeowner association and accepting the land donation. About a dozen of the lots are tax acquired. Tom asked, does it make sense to buy the property

near June street if counsel did not approve the rest? Meri asked if we could have a show of hands of who has gone to look, walked around. 6 people have. Her view is that she wants this done and that we have been discussing this for a very long time. She asked if anyone felt that they were unable to vote on this or if they needed more information or eyes on it. Pat stated regarding the tax acquired list that we have reviewed this for three years and there is no transaction of this going to Land Bank. City council has not approved this for Land Bank. Pat stated that what we want to do it get to the point that we are sending this to city council; the whole kit and caboodle. Bryan asked what is the acreage is of whole kit and caboodle. This should be sold has a whole conservation package. Doug asked Michael what he felt was right process who stated that a formal recommendation from Land Bank would be best. Tom questioned how much detail do we need to present to TAPIC. Michael stated that it would be helpful in terms of documenting CDL in motion, chart blocking lot numbers so we can be specific about TAPIC, donation lot. Meri, moves to vote it is that the property currently owned by the city as identified by certain CDL information be entered on to the Land Bank registry and that the city accept the preferred donation of property also identified by CDL or tax lot that the city accept the donation specifically for registering that property on the LB register and that the city go forward to purchase the properties also in Redlon Park offered for sale by the Taylor's and Berry family. This really beautiful spot in the middle of the city Tom seconded. Everybody in favor. Tom stated that it is key to emphasize that this land is not favorable for development. Dick questioned if we should have a reason to why we want this land. Write up the case on why we exist, water resources, will not able to develop this as affordable housing. Pat had drafted a letter but Michael felt that it would be better if Ethan did this; Ethan will write up the letter.

Oat Nuts Park- The appraiser will hopefully get a quote tomorrow but this could take a few months to get the appraisal. Someone has come forward with land they would like to sell to LB (8 lots next to developed land). Meri thanked Doug for the update, you are moving forward with appraiser, nothing more to discuss we want these.

PATHS – Ethan walked around the property there the other day looking at city assisting with some improvements there. He stated that this is a great property with a beautiful meadow and trails. He stated that a lot of work could be done like widening paths, reestablishing existing trails, fixing bridges, mapping and signage to have updated map. This could all cost a lot more than \$5,000. He would like to improve some of the existing trails and improve the meadow so you can get through. He would like to get a couple of quotes. Next step is to get specs written, he can work with whoever on LB to put this together so we can put out for quote. Meri stated that this connects to other Portland trail spaces and this has a lot of value and other trails will happen on their own as people use them. Tom stated that this is an underappreciated resource and this could be used much more by public if this is improved. This property is in LB so it is a protected property. Tom had a lot reasons why this would be the first to spend money. He also mentioned about the invasive specifics control there to Ethan. He asked if we should add this to the work out there. Ethan stated that we had a report written this summer and we hired someone to evaluate some of the city's open parks survey of invasive species. We are

trying to be proactive about it. He will check to see if PATHS was included on this survey. Tom believes if we have not done this we should pay for this survey.

Sheridan Street –There has been no application filed with the city at this time. The developer has expressed his intent to revisit this and go back to drawing board and re-exam their plan. Pat's thinking that there is nothing wrong with the Land Bank stating that we are for the preservation of this park and the view. Meri stated there was a suggestion by PC that it would be appropriate for PC to be involved in a development and she believes that we have to be very careful. There is a known process that developers have to step through to get city approvals. In this process there is a role for PC and LB to protect city views. I think we do have a role to play but have to be very mindful of it. We should not insert ourselves in an approval process before developer has had a chance to come and say his peace with us. We do have to give everybody a fair hearing and we are not set up to do this. Colleen stated that there could be liability issues with us speaking out. Ethan stated that nothing has even been submitted yet. He did attend one of the meetings the developer had and believes developer understands that the neighborhood is concerned. Michael understands that the developer has gone back to the drawing board. Colleen questioned if there are any deed, grant or dedication on this park. She would like to see source deed, grant. Michael said Bill Clark might be able to get this for her.

Parks Commission – Meri stated that the Green Space Gathering is coming up on October 6th and she has been advocating that they involve LB on this. The significance is that this will have a really heavy parks presence. This is a forum for the LB commission to become better known. She stated that the finance subcommittee of PC said they had money to direct for specific things. LB commission is funded, was thought of that member. Sally said the difference is that LB does not have a department to partner with. There are no city workers doing what this commission does. Meri then mentioned Lori Paulette, she is a member economic development staff. She came to a PC to get comment on a LB property. LB had voted on an easement issue. She believes that people do not understand the process. She thinks that the PC is advisory to parks dept. LB has an actual role to play in decision making because there are certain things that cannot happen without LB vote/recommends it. It was confusing that she was there to get PC on something that LB had already approved. Meri then stated that 34 parks were specifically mentioned in the ordinance but the city has many more than this. She then stated that PC meets before LB so we can get input from PC before we do any voting on any property that is a park. She is worried that there will be confusion between what is a LB or parks property. The open Space report lists 5 LB properties that were listed as parks which she states could be problematic. She is meeting with Ethan, Jeff Tarling, Doug and Jaime about this and they are going to try to put together an inventory of parks. She believes that we should also have inventory of traditional LB properties. Meri also stated that she would like this to be a part of annual report. We should have inventory list on our site.

Baxter Woods - Doug wanted to let us know that few months ago LB was asked to review this project which has run into massive road blocks. People are afraid it is going

to destroy the land. This is now completely dead in the water as the deed is very restrictive.