

1. Land Bank Meeting

Documents:

[LAND BANK AGENDA 09142017.PDF](#)
[LAND BANK MINUTES 08102017.PDF](#)
[REDLON WOODS MEMO.PDF](#)



Commission Members: Tom Jewell, Patrizia Bailey, Simon Rucker, Meri Lowry, William Mann, Colleen Tucker, Roger Berle, Steve Morgenstein, and Mayor Ethan Strimling.

Land Bank Commission Agenda

September 14, 2017

5:00 P.M.

**Portland, Maine City Hall
389 Congress Street, Room 24
(Basement)**

- I. Citizen Comment Period (5 min)
- II. Agenda Items
 - a. Acceptance of Meeting Minutes- August 10, 2017 (2 min)
 - b. New Business (20 min)
 - i. Parks Conservancy – Blue Sky Commission Report
 - ii. Forest Avenue Parcel
 - 1. **NOTE:** Pursuant to 1 M.R.S.A. 405(6)(C), the Commission will go into executive session to provide City staff general policy guidance regarding possible real estate acquisition negotiations.
 - c. Old Business (60 min)
 - i. Review and vote to recommend that the City Council accept the donation of certain Redlon Woods parcels and place them in the Land Bank along with certain tax acquired Redlon Woods parcels. See attached memo and map from Pat Bailey.
Public comment will be taken on this action item.
 - ii. TAPC Subcommittee Report – Simon/Doug
 - d. Communications/Updates
 - i. Report from Parks Commission – Meri (5 min)

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.



In attendance: Commission Members: Tom Jewell, Patrizia Bailey, Meri Lowry, Steve Morgenstein, Colleen Tucker and Mayor Ethan Strimling. Portland Trails Representative: Kara Wooldrik. City Staff: Sally DeLuca, Alli Carroll, Greg Mitchell and Doug Roncarati. Member of the Public: George Rheault.

Land Bank Commission Minutes
August 10, 2017, 5:00 P.M.
City Hall, 389 Congress Street, Room 24

Tom called a meeting at 5:04 PM.

The meeting started by members going around and introducing themselves for the new members. Meri is currently serving on five state and local commissions and boards of directors. She loves living in Portland. Steve, retired Portland school teacher, came to the Land Bank Commission after 9 years with the Parks Commission. He is very happy to be here. Colleen practice law and came to the Commission for her love of land conservation. Pat has lived in Portland for four years and has been with the Land Bank Commission for two years. Greg Mitchell is the Director of Economic Development for the City and is at this meeting to help with the Redlon Woods Acquisitions. Kara is the Executive Director of Portland Trails and is the non-voting member of the Commission. Mayor Strimling is replacing Justin Costa due to a conflict in Justin's schedule. He has appointed himself to learn more about the Commission. Tom has been with the Land Bank Commission since it started. He is the Co-founder of Portland Trails, so he started on the Commission as their representative. Doug is the Stormwater Coordinator in the Public Works Department of the City. He has been technical assistance for the Commission for the past fifteen years. He considers the Commission to be great support to the City. Alli is the Executive Assistant for the Parks, Recreation & Facilities. She joins the meetings as administrative support. Sally is the Director for Parks, Recreation & Facilities. Usually Ethan Hipple, Parks Director, attends these meetings but was unable to this month.

Meri explained the importance of the Land Bank Commission meetings. Parks were put onto the Land Bank registry and because of that, the Parks Commission meets a week prior to the Land Bank Commission to provide advice incase we have to vote on activity in a park.

I. Citizen Comment Period

George Rheault began by stating that he didn't think that Boards and Directors can delegate the role of Portland Trails Representative. He suggested that the Commission ask Michael Goldman. Tom said Portland Trails has always appointed their own representative. George asked for that to be made clear.

He continued by stating that there is a balance in the Land Bank fund for this new fiscal year. He was wondering how that gets handled. George said that there was a very significant parcel on Warren Avenue and that it wasn't clear exactly what funds from the Land Bank fund were set aside for those. Tom said none and that it was not a Land Bank purchase. Doug said the land was purchased for the Capisic Brook. Colleen asked if there was State pressure to clean it up. Doug said yes, they are still looking at the site to see what the best thing to do is, but protecting it was a good first step.

II. Agenda Items

a. Acceptance of Meeting Minutes- June 08, 2017

Tom motioned to accept the June monthly minutes. Colleen moved, Pat seconded. All in favor? Five for. Mayor Strimling abstained.

b. Old Business

i. Executive Session - Update on Redlon Park Acquisition

Asked members of the public to leave the meeting for the time being and return once the executive session was complete.

Motion to enter an executive session: Colleen moved, Steve seconded. Passed unanimously. Land Bank Commission going into executive session pursuant to 1 M.R.S.A. 405(6)(C) to provide guidance to staff on negotiations for acquisition of property in the Redlon area.

Motion to finish the executive session: Mayor Strimling moved, Colleen seconded. Passed unanimously.

Greg left the meeting at 6:12pm.

ii. TAPC Subcommittee Report

Tom said that it will take a while to go through the list. Will push to next month's meeting. Kara asked if they can we get the list in map format Doug said it'd be multiple maps. It'd be difficult to capture all of them in one. It would be a fair amount of work. Doug shared an old Land Bank Holdings and Priorities map. Tom said next month's focus will be TAPC.

iii. CMP Easement at Riverton Rail Trail Update

Tom said that this has taken a turn as of this afternoon. License requires more than what the City can do. Portland Trails will accept the license from CMP. It has been forwarded to Kara. Kara is going to look into it. Michael Goldman has sent her all of the information to do so.

iv. Update on PATHS improvement project

Sally explained that the students from SCA are out at PATHS now. They arrived July 19th. So far, they have constructed three new bridges, demolished two unstable bridges, transported 3,500 linear feet of a stone and erosion mix by wheelbarrow and placed on trail tread, and completed 50 feet of a 100-foot boardwalk. The students are from all over the USA, so the Department gave them passes for foot golf to help show their appreciation. Steve asked if any of the students were from Portland. Sally didn't think so.

c. Communications/Updates

i. Report from Parks Commission

Meri first said she had attended tour of Portland parks at the last Parks Commission meeting.

Dory Waxman is the new Chair. She started by meeting with each Commissioners privately to discuss what we thought should and could be done. Meri would very much like to hear what others in the Commission had said.

Finally, Lucas St. Clare is creating a Parks Foundation and is teaming with the Parks Department and Parks Commission. Meri suggested that because the Parks Commission is an advisory group, they stay advisory but there is a lot of energy around a fundraising committee. She is surprised that that talk continued after the Parks Foundation was announced. Colleen asked for clarification that the financial committee was part of the Parks Commission. Steve said that it is part of Parks Commission to fundraise. Meri added that it is like a subcommittee.

It was again mentioned that TAPC would be a focus for next month's meeting.

Meri moved to adjourn the meeting. Seconded by Colleen. All in favor.

Meeting was finished at 6:34 PM.

September 12, 2017

To: Land Bank Commission

From: Pat Bailey, Land Bank Commission Co-Chair



Subject: Redlon Woods

Proposed Vote:

To recommend to the City Council that they vote to approve the TAPC Parcels and proposed donated land be put into the Land Bank. We will inform the City Council that we are dividing this process into two phases as we continue to pursue the purchase of additional parcels in Redlon Woods that are encumbered and have legal issues that need to be resolved. The attached map highlights all parcels.

Proposed Properties listed by parcel

177 F011	177 F012	177 F020	177 F021	177 F022	177 F023
193 B006	193 B007	193 C001	193 C002	193 C003	193 C004
193 C005	193 C006	193 C007	193 C014	193 C015	193 C016
193 C017	193 C018	193 C019	193 C020	193 D003	193 D004

Donated---193 D002 and 193 D028

History-

Portland City Council's Economic Development Committee-On January 3, 2017 the committee supported proceeding with negotiating the purchase and sale contract as well as the parcel transfers to the Land Bank.

Land Bank Commission-January 10, 2017-Voted to proceed to allow Greg Mitchell, Economic Development Director to proceed with negotiating the purchase and sale of land parcels in Redlon Woods as well as including the TAPC parcels in the package to be presented to the City Council. Included was an approved budget covering all necessary closing and due diligence costs.

Due Diligence-At the request of the Economic Development Director, Ethan Hipple and staff have surveyed the open space to determine proposed walking trails and public access points.

January 12 2017- September 12, 2017-Negotiations for the Berry Lots have stalled due to legal problems with the seller.

Map Attached

