

Commission Members:

Chair Pat Bailey, Jayne Foley, Daniel Herzlinger, Jennifer Fox, Robert Foster, Jon Kachmar, Kara Wooldrik, Simon Rucker, Baxter Miatke, Brian Wasser and City Counselor Anna Trevorow

City of Portland **Land Bank Commission Agenda** **November 9th, 2022**

Commissioner Kara Wooldrik is not in attendance

I. Call to Order

II. Citizen Comment Period:

- Article provided by George Rheault generated discussion about the Land Bank assisting with finding land for affordable housing:
 - Pat Bailey reminded the commission and the public that the city and the commission are not in the business of low-income housing. Citizens are encouraged to come forward to champion the issue. Commissioners echoed this and asserted that the Land Bank is charged with conservation, not development. City council has been advised of the commission's purpose. The commission has worked with developers in the past to assist with the development of workforce housing; they are not opposed to the issue.

III. Agenda Items

i. Acceptance of Meeting Minutes: October 12, 2022 (7 Yea and 3 Abstain)

Commissioners voiced a desire to be more streamline. Better headings, less conversations. Motion made by Pat Bailey, seconded by Anna Trevorow: to accept the minutes, pending changes.

Pat Bailey - Yea

Jayne Foley - Yea

Daniel Herzlinger - Yea

Jennifer Fox - Yea

Robert Foster - Yea

Jon Kachmar - Yea

Simon Rucker - Abstain

Baxter Miatke - Abstain

Brian Wasser - Yea

Anna Trevorow - Abstain

ii. New Business

A. Consideration for the use of Land Bank funds for contract and legal expenses for North Deering Park

- **Motion: “Voting to use land bank funds to cover the legal costs associated with the purchase and sale agreement of the Washington Ave parcel, not to exceed \$5,000, as a one time event and subject to getting the engagement letter for Land Bank Files”**

-Motion passed unanimously

- Ethan Hipple presented - The funding would cover legal, attorney fees and closing costs for the 24 new acre park/open space, North Deering Park. Much of the funding is already provided via grants and government funding.
- Estimated cost \$4,000-5,000.
- Commissioners wanted to get clarity on how the Land Bank handled these fees previously and how this situation is different. It was explained that the Land Bank is going with an outside attorney.
- Tom Jewel is no longer available - he used to do this for the commission for a discounted rate.
- There is a \$10,000 line item within the budget for legal fees.
- Back up paperwork and documentation requested: IE the letter of agreement.
- Capping the amount at \$5,000 is a good idea.
- This is a time-sensitive issue and the city’s attorney’s office cannot assist due to limited staffing, closing time frame estimate is February or March 2023.
- Usually a conservation/recreation easement is associated with these purchases, deed restrictions are added as a part of the government funding provided, outside and internal legal counsel can assist with those.
- Timing is limited, going with another attorney for a better deal is not currently possible.
- Request made - Land Bank be included in future communications regarding The North Deering Park.

B. Secretary's Report - Simon to work with Thom in getting a meeting together prior to the next meeting for draft approval

- Annual report is underway and should be completed by December 2022 for a vote by the next Land Bank meeting.

C. Treasurer's Report - Request made that Ethan and Kara be included in the process.

- Land Bank 2023 fiscal budget provided.
- Redlon Woods wire did go through, as did the wire for Hale parcel in Trolley Park.
- Updates pending on expenditure classification for tracking purposes. Current city City Balance stands at \$438,184.68 (as of Nov 7th, 2022). Additional future expenditures not included: North Deering Park & Berry Parcel. Including those, the City balance is \$259,184.68. An additional \$50,000 will be added when the CIP is finalized.

iii. Old Business

A. High Priority Parcel Committee Update - No actions taken

- No meeting happened, Pat will try again before the next meeting.

B. Update on North Deering Funding -

- City Council for approval in the next two weeks. Legal fees have already been discussed.

iv. Communications and Parcel Updates

A. Parks Report/Land Bank Commission report -

Commissioners were encouraged to voice their concerns to the City Council as individual citizens.

- Concerns were raised about the proposed C3 concert in Payson park. The Parks Commission does not have the purview with this issue and will let the City Council decide, guided by the Parks Department. Commissioners concerned about the ordinances and park closure.

B. Redlon Woods Letters - No actions taken

- Follow up to the closing of the 1st parcel. The city has provided a letter of contribution tax benefit.
- Residents from Redlon encountered Andrew Tufts. The resident will be meeting with him and the Maine Audubonto discuss bettering the woods.
- Phase 2 on the closing for the Berry lots is in process.

C. Update on Coolidge Lots -

Ethan will provide a wetlands delineation on the lots. Collaboration is needed to generate additional funding.

- More information needed about the parcels due to housing and wetlands. City will reimburse the Land Bank if some of the parcels are used for housing.

v. Commissioner requests for Agenda Items - More quantitative/numerical scale is ideal, a new scorecard will be presented by Daniel. Potentially meeting in person next time, Thom to review this possibility.

- Watershed research and protection is being updated, Land Bank should be included.
- Tech is not currently available for in-person meetings.

IV. Adjournment - Meeting adjourned