

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

(Biran Wasser, Anna Trevorow,)

City of Portland **Land Bank Commission Agenda** **May 11th, 2022**

I. Call to Order

Pat Bailey - Introduction and review of the commission expectations regarding public comment.

II. Citizen Comment Period

No public comment

III. Agenda Items

i. Acceptance of Meeting Minutes: April 13th, 2022

Pat Bailey - motion to accept minutes by Jon Kachmar, Baxter Miatke - vote passes unanimously

ii. New Business

a. Secretary's Report

Simon Rucker - No updates - cleaned up the drives. Gave time to Ethan Hipple

Ethan Hipple - Great news: from the National Parks Service/Trust for public lands. North Deering Park - a current project with the Land Bank, we applied for a \$400k grant through the Outdoor Legacy program. It was approved. The grant still needs to be matched to help cover the full cost of the project. Grants still needed for matching are being created and there are campaigns for private funds and donations. Parks Conservancy is a partner in this case. There are a number of features in this area, a potentially huge resource.

Doug Roncarati - Out on outer Forest, field and open space about 20 acres

c. Treasurer's Report

Baxter Miatke - Small update - Approval of \$112,500 for Redlon Woods means the new Land Bank balance is \$275,289.87. CIP allocation needs to be reviewed.

Pat Bailey - What was the last allocation?

Ethan Hipple - We are getting that formulated. Finance director will calculate.

c. Redlon Update

Pat Bailey - Redlon update- Per last meeting, these lots were broken into three parcels to present to Council and Economic Development Committee; Berry lots (Owned by Janet and Scott Berry), Coastal Oaks parcel is under contract with developer, finally we have city owned lots. Coastal Oaks - neighbors deposited the funds. City approvals are still needed. Schedule for submission to city council: meeting is next week, June 6th first reading. Second, the end of June.

d. Coolidge And Davenport Lots - Simon Ruckers

Pat Bailey - These parcels on the TAPIC list.

Simon Rucker - Reviewed provided map of the parcels in question; pink and yellow. These lots are properties - on the TAPIC list for a few years, acquired via the city when they went into foreclosure. Within city depts, TAPIC lists are distributed, Doug Roncarati forwarded email from Lori Paulette in Eco-Dev dept, they offered these parcels and advised that they have wetland protection and may be suitable for Land Bank. TAPIC lots are reviewed every few years, and color coded for development potential. These need to be reviewed for Land Bank protection. If confirmed, it will be sent to council. TAPIC list previously indicated that these lots were yellow. We have reviewed these lots and confirmed it is suitable for the Land Bank. A write up was provided, additional review was performed, lots appear to be worthwhile.

Doug Roncarati - This area has not been formally mapped for wetlands. Not being developed, worth looking at again.

Simon Rucker- Provided additional information on the review process (scorecard) and how these parcels measure up. Potential hurdles: is this suitable for development? We need to look at it and connect with Eco-Dev to confirm if it can be developed.

Pat Bailey- If the City owned land from the TAPIC list, and it has potential, who takes care of the selling of these lots?

Ethan Hipple - Economic Development Dept, Lori Paulette

Doug Roncarati - Lori reached out to me because she knows I have done reviews of lots in the past.

Pat Bailey - Eco-Dev is not interested in the lots, so we need to review the lots and see if they are suitable for Land Bank?

Doug Roncarati - All departments would need to weigh in. We need to visit the site to get our information.

Kara Wooldrik- What triggers an investigation via Doug's team, of parcels for wetlands?

Doug Roncarati - We don't usually do that. We usually use arial maps. But we don't have those.

Kara Wooldrick - Will this happen soon?

Doug Roncarati - It's Dole Brook, by July 1, we need to do mapping. Not sure when this will be done. By the end of the permit cycle we have to develop a watershed plan. Looking into additional resources to get these watersheds mapped. Hiring for formal mapping is expensive.

Simon Rucker - There is a map of the US Fish and Wildlife Wetland Areas in the google drive

Pat Bailey - Are there trails? No? We have confirmed this to be 'open space', who do we need to wait on at this time?

Doug Roncarati - We can go out and look at it, determine what's out there. Maps VS in person review. If we got additional mapping or information, this could bolster our case. Each department would weigh in.

Pat Bailey - If we want the parcels in the land bank, do we make the recommendation?

Simon Rucker- More information and a site visit needs to be done. Wetland areas may not be documented, but that doesn't mean they aren't there. We have time, these parcels are not on the 'open market'.

Pat Bailey- We want to know more about the land. Do we need, as a commission, to do anything? Do we need anything from the city?

Simon Rucker- Doug will help to get this area investigated. Neighborhood interviews would be useful as well.

Doug Roncarati- Let Lori know this is a potential interest.

Pat Bailey- Any additional comments? None.

e. 198 Pheasant Hill Drive Lots - Jon Kackmar

Pat Bailey - Broker said these parcels are going on the market.

Jon Kackmar - Provided map. Located by an old landfill and dog park on Ocean Ave. Can only have a single family house and cannot be subdivided per the deed restrictions and the local HOA. There is another property that the land owner is looking to sell, it abuts Pheasant Hill Road and was purchased to grant access to the larger property we are looking at. We are not interested in the smaller one. Property does not have road access. Owners moved but want to sell them together. Jon has been working with private entities, the seller is being encouraged to not sell together. There is an adjacent lot owned by the Local Homeowners associations in the area willing to permit easements to permit access. Single family house only, no other developments. Not wetlands. Stream/brook properties are potentially up for easements as well. They are motivated to get spaces into preservation. Public access might be granted via a few ways. We know the appraisal and that it is going on the market, not sure when, but the seller is looking to give us a chance to purchase. Local HOAs are willing to help and contribute toward the purchase of the property by the Land Bank. Will do a matrix when possible.

Pat Bailey - Potential neighbor collaboration?

Jon Kackmar- Yes.

Simon Rucker - Why do they want to do this deal? No one can build on that property? What is their motivation? No one can build on the lot we want?

Jon Kackmar - Correct.

Simon Rucker - What is the HOA's motivation to get us to buy it?

Jon Kackmar - They want open space and conservation. The restrictions cannot go away, this would formalize this for the public to use. There is plenty of informal use, but it is not technically legal. They would like it to be all conservation space and remain undeveloped.

Baxter Miatke - Zillow listing from Feb - there is a structure on the property. It has power.

Jon Kackmar- I don't think it does, this is a studio, built in the middle of the property. Highly guarded. Cameras all over the woods.

Pat Bailey: This is complicated, but interesting, any other questions?

Simon Rucker - Home owners, how much do they want?

Jon Kackmar - Nothing, they want to provide free easement. \$325k for the property.

Dan Herzlinger - Properly cannot be subdivided, red property cannot have anything on it?

Jon Kackmar - Yes.

Pat Bailey- Where is the access to the property?

Jon Kachmar - Private home driveway.

Pat Bailey - Developers can only build one house. This is the only competition.

F. Update on Stroud Water Preserve Bridge - Ethan Hipple

Pat Bailey - Land in this parcel is designated for the Land Bank already.

Ethan Hipple - Large scale dev - 90 new homes - old Camelot Farms - the floodplain of the river was designated as an open space easement. There is a pub access easement help by Portland Trails. The owner of the property has contemplated giving it to the city as a gift. Potential connection to the Portland trails system! At the narrow part of the river, a developer wanted to unload a 90 foot walking bridge, we acquired it and it is waiting to be installed. Portland Trails and Developers are helping to get the bridge in, which would connect through the property and connect to Fore River Sanctuary. Neighborhoods would have walking routes for those in the area. No funding yet, grants would be needed, as well fundraising. Not something the Land Bank can fund. Second opinion from Michael Goldmen. Not land bank property, yet.

Pat Bailey - The red lines are future paths? Who designed these paths?

Ethan Hipple - Designed to give access to the neighborhood. Jamie Parker advised on the path placement. Designed to fit in with the area.

Pat Bailey - What is the Washington ave parcel? North Deering? What groups work on access and pathways? Who handles this?

Ethan Hipple - For North Deering, existing public access does exist. Developing trails: City and Portland Trails. Acquisition only on this one at this time.

Simon Rucker - Reviewed the field trip and pictures.

Ethan Hipple - Little to no cost to acquire! Easement is already there! Great project! We have a bridge!

Doug Roncarati - Long term management. Not affordable with mowing the fields all the time. Overall management plan is encouraged. Buffers on wetland and waterways. Permit more trees to grow, preserve meadows. Please keep in mind it will want to go back to the forest. Sustainable management.

iii. Old Business

None

iv. Communications and Parcel Updates

a. Parks Commission Report -

Jon Kachmer - Regrouping after Food Truck issue. June 2nd East End School, indoor event? CIP process? Getting feedback from members to advise on the CIP process.

Ethan Hipple - Earth day event, great turn out! We are hiring!

Pat Bailey- Can we have our land bank signs installed?

Ethan Hipple - There is a chance.

Pat Bailey - Will the review of the parcels be done? Should we put it on the next agenda?

Doug Roncarati - Depends on which direction we go, could be time consuming.

Kara Woolrick- Field trip day?

Pat Bailey - July?

Kara - Passenger bus

Ethan Hipple - Busses free by 5pm.

Pat Bailey - July 13th, and take August off.

Simon Rucker - Can we have appointments sent out?

v. Commissioner requests for Agenda Items

IV. Adjournment