



In attendance: Commission Members: Chair Patrizia Bailey, V. Chair Steve Morgenstein, Kara Wooldrik, Simon Rucker, Jon Kachmar and Andrew Butcher. City Staff: Doug Roncarati, Michael Goldman, Ethan Hipple and Alli Carroll.

**City of Portland
Land Bank Commission Minutes
May 19, 2020, 11:30 AM**

On Tuesday, May 19th, 2020, at 11:30 am, the Portland Land Bank Commission conducted a virtual meeting using emergency legislation approved by LD 2167;1 M.R.S. §403A, that authorizes cities and towns to conduct meetings online. This meeting was conducted remotely using Zoom.

I. Citizen Comment Period

There are no comments at this time.

II. Agenda Items

A. Acceptance of Meeting Minutes

Steve motioned to accept the meeting minutes of April. Simon seconded. Motion passed unanimously.

B. Secretary Report

Simon is continuing to organize the Land Bank Google Drive.

C. Outreach Subcommittee

No report at this time as they have not met in the past month.

D. Parks Commission Report

The Green Space Gathering has been cancelled for the year. They are hoping to be able to do it in person next year. Otherwise, they would be looking into a virtual gathering. They are preparing a brief and efficient annual report. Their Strategic Planning Workshop will be held in the Fall. They are working on creating Fort Gorges interpretive signs. Also, an ADA zip line is going in at Deering Oaks which is very exciting.

E. Parks Report

Andrew entered the meeting at 11:43 am.

Evergreen Issue: There's a long-standing sewer right of way where that clearing has been happening in Evergreen Cemetery. The sewer has been there longer than the property has been in the land bank and this one is long past due for maintenance. The Commission wished that the information was brought to the Land Bank prior to it occurring. Staff apologized for that not happening, however, there was a lack of communication. A huge road is being built over a trail right now for access. It's a large change for the area. Staff proceeded to explain the need for the road due to the large vehicles that needed access to repair the sewer lines. The large vehicles couldn't drive over the sewer without damaging it

further or collapsing it. The area needed more stability in order for the proper equipment to access the damaged sewer lines.

This is an interesting time for all. Throughout this pandemic, some Rec & Aquatics staff have been working in the parks to make up hours they are missing due to their facilities and programs being closed. There is a general loss of revenue through the health crisis. This may mean cutting programs through the budget process.

Western Promenade Master Plan is almost done. They went out three weeks ago to fine tune the vista clearings in the master plan. Should be complete and communicated to the Council fairly shortly.

F. Discussion of Services for the LBC

The Commission had approved a budget with a line item and hiring a real estate attorney to help us obtain certain parcels. Currently this has come to a standstill as the Commission waits for the City's approval. Michael has reached out to Tom Jewell. He is under contract working on the Redlon Woods property. He is also preparing an engagement letter for the Rand Rd property. Greg Mitchell has Maineland Appraisal, that will take a couple of weeks. Once we have that and the letter, we can move forward with the Rand Road property.

The Commission and staff discussed who approves the hiring of property attorneys for the Land Bank Commission acquisitions. Michael Goldman confirmed that under the ordinance, Corporation Counsel, Danielle West-Chuhta decides who and if they hire outside legal services. Michael can of course recommend someone, Tom included, if that is what the Commission wishes. Michael suggested that the Commission may not want to pay a lawyers fee for some of the property research and project work needed. The Commission needs some guidance on what kind of consultant they need for their acquisition needs. Now the City is going through their internal process.

III. PRIORITY PARCELS

A. Rand Road

Kara moved for the Commission to go into executive session pursuant to 1 M.R.S. 405(6)(C) and (E) to discuss real estate negotiations and the City's legal rights and duties. Simon seconded. Motion passed unanimously.

Steve moved for the Commission to come out of executive session pursuant to 1 M.R.S. 405(6)(C) and (E) to discuss real estate negotiations and the City's legal rights and duties. Pat seconded. Motion passed unanimously.