



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

**City of Portland
Land Bank Commission Minutes
April 21, 2020, 11:30 AM**

On Tuesday, April 21, 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. §403-A, that authorizes cities and towns to conduct meetings online. This meeting was conducted remotely using Zoom.

I. Citizen Comment Period

There was no citizen comment period at this time.

II. Agenda Items

i. Acceptance of Meeting Minutes

Jon motioned to accept the meeting minutes of February. Steve seconded. Mayor Snyder abstained. Motion passed with six in favor.

ii. Communications/Updates

- a. Secretary Report:** Google drive is up to date. Simon renamed many documents to better organize the files. His goal is to keep up the consistency for a user friendly Google Drive.
- b. Treasurer Report:** Andrew is not present to give a report. Pat shared that there have been no additional expenses as of right now.
- c. Outreach Subcommittee Report:** There is no report at this time.
- d. Parks Commission:** Jon shared that the annual Green Space Gathering has been cancelled due to COVID-19.
- e. Parks Division Report:** Aquatics and Recreation staff have facilities closed due to the pandemic. They have been making up their hours by working in our parks. They have done a wonderful job and are working very hard. There are two Land Bank properties that have had large homeless encampments. One is at PATHS. Another at Virginia Woods. The Division rented equipment to get rid of the debris. The cost of this was \$1,600 and they hope to take this from the maintenance line item of the Land Bank budget. Pat and Commissioners are okay with this.



Kara asked what is happening at the back of Evergreen by the woods. The path is much larger than it once was. Ethan believes it is a sewer project but only has limited information as of right now. Ethan will look into why Land Bank wasn't informed.

iii. High Priority Parcels

- a. **Rand Road:** 28-acre parcel by Fore River Sanctuary owned by nonprofit arm of a utility company. On market for 3 years trying to sell it as an industrial site of some kind. Pat met with brokers to say the Land Bank Commission is interested in the undevelopable section. They would like to continue this dialogue. An appraisal, survey and environment assessment prior to purchase and sale agreement would be needed. The Commission has \$200,000 budgeted for the current year to do sales. Commissioners agree that this is a wonderful opportunity with ecological and stormwater advantages.
- b. **Jewell Falls Parcel:** This is a high priority parcel. It became part of City property in 2016. It is not a developable parcel and is in flood plain of Nason's brook. It is an impaired waterbody stream that comes in from Westbrook and drains through the Jewell property and into Fore River Sanctuary. There is documentation from the past stating that it is not developable. Kara will check who did that review. Ethan and Michael suggested having a TAPC review.

Jon motioned to recommend that the Council transfer the CBL 261 E008001 HCP-4 Jewell Falls Area 92 Rowe Avenue into the Land Bank after TAPC and City review. Simon seconded. Mayor Snyder abstained. Motion passed with six in favor.

- c. **Redlon Woods Parcel:** Partial release of properties. The blue lots according to the map presented are encumbered by a mortgage. Appraisers are finishing report. Next step is to talk to lenders.
- d. **Hale Parcel:** This parcel is adjacent to the Riverton Trolley Park. There is willingness to sell but it is not on the market currently. The owner has said a potential value. It is industrial zoned so it'll cost the Commission more to get it appraised. Has conservation value as it contains Portland's largest pine trees on a large percentage of the parcel. It does have scenic and cultural components and if this was developed, it would intrude on the park. It is developable but needs frontage to add a road to the property. Greg Mitchell in Economic Development would go through the standard process to survey the value of the property for other uses other than Land Bank. Because this may have some developmental value with challenges, this is a bit different than the undevelopable parcels that the Commission has been interested in previously. It may get to the point where this gets to a price. Michael recommends an agreement be drafted and some due diligence done prior to a purchase and sale agreement being done. Ethan and Michael should have a phone call with Greg on what to expect with proceeding.
- e. **Davis Verizon Farm Parcel:** Jon has been speaking with owners who were interested in putting property up for sale. The Commission would need input from fire and police about



the ability to block off Davis Farm Road but they have been very busy during this pandemic. The Commission should get the attorney to circle back just to keep an open conversation going.