



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

Land Bank Commission Minutes
February 12, 2020, 5:00 PM
City Hall, Council Chambers
389 Congress Street, Portland, Maine

I. Citizen Comment Period

There were no members of the public present to make public comments.

II. Agenda Items

i. Approval of Meeting Minutes

Simon moved to accept the minutes of December 11, 2020. Andrew added edits to the Community Engagement Fund section. Simon moved to accept the minutes as amended. Jon seconded. Motion passed unanimously.

Kara moved to accept the minutes of January 8, 2020. Steve seconded. Motion passed unanimously.

ii. New Business

a. Welcome Jennifer Fox

The Land Bank Commission took a few minutes to introduce themselves to new Commissioner, Jennifer Fox. The Commission now has only one vacant position.

b. Changing Date and Time of Monthly Meetings

The Mayor is now the Council member of the Commission but her schedule does not allow evening meetings. The Commission moved their meetings to the third Tuesday of each month at 11:30 AM in Room 209 of City Hall.

c. High Priority Parcel Update

Redlon Woods: Communications have occurred with lenders. Process will start next month to find appraisers to appraise property.

Davis Family Pines: Jon has started dialogue with them.

Rand Street: About 7-9 acres of this property can be developed. The back 20 acres, however, can't and could be protected. Pat met with brokers. The broker is communicating with the sellers. If this continues then it will need to be appraised as well. Kara ran the property through the Land Bank Scorecard and it is mostly in the yes categories. The land is directly adjacent to Land Bank holding and City property.

Rowe Avenue: This parcel adjacent to Jewel Falls. The shoreland zoning prevents it from being built on. Commissioners questioned if it is tax acquired property. Acquiring this would protect the brook and water quality. Next step is to run it through the scorecard. Simon says he can get some of the due diligence done for the next meeting. Michael said that Laurie Paulette may need to do a survey for it.

Waynflete Parcel: Steve was tasked to check out the Waynflete Parcel. It is close to the tennis courts on the Waynflete Field Facility and only access is through the gates in front of the fields. As long as the athletic facilities are there, there is no public access to those trails. The Commission would like to take this off of the priority parcel list. The annual report can reflect the priority parcel change.

d. Assessing and Caring for Land Bank Parcels

Kara explained that habitat health, ecology and climate change are priorities. The Land Bank properties don't maintain themselves. There are direct and less direct impacts from storms, humans recreating, and much more. She suggested that the Land Bank Commission monitor their properties and their care for them. What maintenance does occur is done by the Parks Division and Portland Trails. The Parks Division is working on drafting on maintenance plans for each park. They could draft a general one to use at all Land Bank properties. Once one is created, the Commission could discuss who would take on the additional work.

iii. Communications/Updates

a. Secretary's Report

The Annual Report is complete and will be presented along with a powerpoint presentation to City Council on March 2nd, 2020. Simon presented the powerpoint for Commissioners input. Everyone loved it. Jon volunteered to do the presentation to Council.

b. Treasurer's Report

There was a cost in January around \$6,200 for due diligence for site acquisition that was previously approved for the Oat Nuts Parcel.

c. Outreach Subcommittee Report

There is no report at this time.

d. Parks Commission Report

In January they had a combined meeting with Historic Preservation to see the Western Promenade Master Plan. They have also asked if a Commissioner would like to speak at the Green Space Gathering.