



Commission Members: Chair Patrizia Bailey, V. Chair Steve Morgenstein, Kara Wooldrik, Simon Rucker, Andrew Butcher, Jon Kachmar, Jennifer Fox and Mayor Snyder.

City Staff: Doug Roncarati, Michael Goldman, Ethan Hipple and Alli Carroll

City of Portland
Land Bank Commission Agenda

May 19, 2020

11:30 AM

On Tuesday, May 19th, 2020, at 11:30 am, the Portland Land Bank Commission will conduct 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 will be conducted remotely using Zoom.

Allow your computer to install the free Zoom app to get the best meeting experience. We hope to be able to offer other live-stream methods in the future. If you are not able to attend live, we will be posting a recording of the meeting once it has concluded.

Please click the link below to join the webinar:

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I. Citizen Comment Period

II. Agenda Items

The Land Bank Commission is responsible for identifying and protecting open space resources within the City of Portland. The commission seeks to preserve a balance between development and conservation of open space important for wildlife, ecological, environmental, scenic or outdoor recreational values.



- i. Acceptance of Meeting Minutes: April Meeting
- ii. Communications/Updates
 - a. Secretary Report
 - b. Treasurer Report
 - c. Outreach Subcommittee Report
 - d. Parks Commission Report
 - e. Parks Division Report
 - f. Discussion of Services for LBC
- iii. Priority Parcels
 - a. Jewell Falls Parcel
 - b. Redlon Woods Parcel
 - c. Riverton Trolley Park Parcel
 - d. Rand Road Parcels - *The Commission may 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.*

The Land Bank Commission is responsible for identifying and protecting open space resources within the City of Portland. The commission seeks to preserve a balance between development and conservation of open space important for wildlife, ecological, environmental, scenic or outdoor recreational values.



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.



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Parks, Recreation & Facilities Department
Sally DeLuca, Director

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Parks, Recreation & Facilities Department
Alex Marshall, Acting Parks Director

Memorandum

TO: Parks Commission and Land Bank Commission
FROM: Alex Marshall, Acting Parks Director, Parks, Recreation and Facilities Department
SUBJECT: Parks Division Update
DATE: May 2020

Parks Division Staffing

We are currently in a hiring freeze city wide. Openings in our division include:

- Operations Coordinator (Matt TenEyck left the city. Jeff Tarling has stepped up in an acting role)
- Arborist II
- Parks Maintenance Worker
- Athletic Facilities Supervisor

Good news is that we hired our new Project Manager and he started a few days before COVID-19 pushed us out of the office.

Additionally, we have had the pleasure of some department Recreation and Aquatics staff helping us in the parks doing cleanups, flower bed work, tree and shrub pruning and trash removal. Their efforts have been overly appreciated as our open spaces may have never looked this good before mowing season. Typically, our seasonals do not start until late May/June so having these extra hands has been a blessing.

COVID-19 Park Signage

Many have probably seen the park signage across the city. We currently have 4 different signs out in various locations. Playgrounds were first to receive them, then Athletic Facilities as they closed, followed by Park and Trail Physical Distancing signs that were created by the NRPA.

Franklin Meadow

The tarps were going to be removed to plant for Bicentennial festivities but, since that is postponed we will be keeping them on throughout the summer to achieve best results in eliminating the grass underneath. We will look to plant seed in the fall for next spring growth.

Amethyst Lot Park Conversion

This project is moving full steam ahead. We are currently waiting for permits back from the DEP and then construction can begin. A completion date has yet to be set but look for it sometime in the middle or late summer. It will be a beautiful addition to the area as many had seen in the public meetings.

Western Promenade Master Plan

Western Prom Master Plan still near completion after a few meetings to refine and adjust some pieces. Once complete the City Council will be presented with it. A general maintenance project that is part of this plan is the Vista Clearing. A portion of this has occurred with cleaning of the first 30' or so of the embankment at the top. It has made quite the impression on the park.



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Farmer's Market

Grocery Stores are an essential business during these times. Outdoor Markets would also fall under the category and we are very supportive of this. There are some basic guidelines that all Farmers Markets need to follow but we included a few more to account for our locations and view on the pandemic. The largest piece of this is that both Wednesday and Saturday markets are being held in Deering Oaks. You will find the setup there to be quite different than the usual as parking is only available on King Court Road and the Castle Parking Lot off State Street. Both Farmers Market and Tennis Court Roads are being used for the vendors who are widely spaced. Other policies include; grab and go style of shopping with no customer touching of produce, temporarily painted directional markings on the ground and hand sanitizer stations just to name a few.

Community Gardens

The gardens have been approved to open. We worked through the policies and procedures for them to do so and Cultivating Community will be placing signage and some supplies out at each location to keep folks informed and safe. A few of the updated COVID rules are: No more than 10 people in a garden at one time, Please sanitize any shared tools used while gardening, always wear a mask unless you are alone in the garden. Hand wash Stations and modified no-touch gates are also being provided.

CIP

City Council Approved FY21 CIP:

- Lyseth Playground Replacement 275,000
- Portland Exposition Building Renovation Plan 165,000
- Deering Oaks ADA Walkway Paving 149,000
- Riverton Preserve ADA Trail 96,000
- Wilde Chapel Emergency Repairs 75,000
- Riverton School Basketball Reconstruction 69,000
- Evergreen Cemetery Frontage Improvements 53,000
- Golf Course Improvements/ADA Updates 50,000
- Portland Public Aquatics - New Pool Engineering / Planning 50,000
- Dougherty Field Irrigation 46,000
- Merrill Auditorium Box Boom Lighting Project 40,000
- Ice Arena Rubber Flooring Completion 37,000
- Payson Park Tennis & Basketball Courts Sealing/Painting 29,000
- Longfellow Playground Climbing Net 27,000
- Department Total 1,161,000

Deering Oaks Zipline

After multiple attempts to make the custom zipline work we decided to go with a manufactured one. It has been ordered and should be installed within the coming weeks down at Deering Oaks. It consists of



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3 rails. 2 are standard and 1 has an ADA chair.

Deering Oaks Pond

Pond has been cleaned after the park's crew spent close to a week there with heavy machinery. The Playground crew did some rot repair work on the Duck House and all water features will be placed and the pond will be filled this week or early next.

Park Projects Update

Staff are working on the following funded CIP/Park Improvement projects:

- Riverton School Playground in progress. We re-designed the playspace keeping all the same equipment but adding a much needed aesthetic feel to it. Supplies and materials will be ordered shortly and completion is on track for before school starts in the fall.
- Dougherty Field Playground: The playground has moved ahead with an online survey that went out to folks. We will close that shortly and begin the design phase of it.
- Park Walkways improvements: Our new Project Manager is moving ahead with these improvements at the Eastern Prom and Deering Oaks.
- Lyman Moore/Eastern Prom/Payson Park are moving ahead with resurfacing and striping. If possible, we will look for a completion this summer.
- Futsal Court at Fox Field
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