



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

City of Portland
Land Bank Commission Minutes
December 9, 2020, 5:00 PM

On Wednesday, December 9, 2020, at 5:00 pm, 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

George Rheault took issue with previous minutes reflecting that it is not acceptable to mention commissioners' personal information. He continues to express concerns with the virtual meeting protocol of beginning the public broadcast when the meeting is called to order.

Pat reiterated that if this behavior of calling out personal information continues she will make a report.

II. Agenda Items

i. Acceptance of Meeting Minutes: Oct 14, 2020

Kara motioned to accept the meeting minutes of October. Simon seconded. Motion passed unanimously.

ii. New Business

a. Treasurer Report - 2021 Budget

Pat met with Jennifer to begin transferring treasurer responsibilities from Andrew. She shared that this year's budget will be almost identical to last year. The only difference is that there will not be an outreach line item included this year.

b. Secretary Report - 2020 Draft Annual Report

Simon asked commissioners to review the draft annual report and suggest any edits. Pat would like to have a vote to accept the report at the next meeting.

c. 46 Western Prom License Agreement

Tom Zack presented a license agreement that would allow him to maintain an encroachment on city-owned land so that he can move forward with selling his property. The terms of the twenty year license include a single payment of \$20,000.

Kara motioned to recommend that the City Council approve the license agreement with the addition of language to clarify "maintenance". Jon Seconded. Andrew abstained. Motion passed with five in favor.

d. Rand Rd

Pat shared that the City Council has approved and the seller asked for deed restrictions for the property to be maintained as open space. The City is performing a level I environmental assessment with funds from Economic Development.

e. Riverton Trolley Park

Jon shared that a significant amount of due diligence has taken place since last meeting including looking at the City's Comprehensive Plan and reaching out to Greg Mitchell. The City does not identify this property as a priority for housing or economic development. The Parks Commission and Parks Conservancy have also sent letters of support for this acquisition. Allagash Brewery is interested in providing up to \$15,000 towards the purchase. The next step is to get an appraisal and allocation of funds to bring this to City Council for approval.

Pat motioned to move forward with obtaining an appraisal at a maximum cost of \$5,000. Kara was opposed. Motion passed with five in favor.

f. Redlon Woods

Pat shared that a developer has submitted a Level III Site Plan for three building lots and an elevated road. The Planning Department is currently reviewing this plan. There are concerns surrounding stormwater management. Given this activity, there may be some other property owners who would like to preserve their parcels as open space.

g. Canco Rd Parcels

The owners of two parcels behind the assisted living facility on Canco Rd asked if the Land Bank Commission would be interested in acquiring this property. These parcels are not of interest to the commission as they are landlocked within a property owned by Portland Assisted Living LLC.

h. Tax-Acquired Property List

This will be discussed at a future meeting.

i. 1831 Washington Ave

Simon has done some due diligence on the parcels behind the farmhouse located at 1831 Washington Ave. This is a sizable woodland/wetland area that could potentially provide a link to other parks and trails. The Trust for Public Land defines this as an area of high need for open space. Doug shared that this parcel has many positive attributes from a water resources standpoint. Pat suggested reaching out to Greg Mitchell to obtain a summary of the City's assessment of this property.

iii. Communications/Updates

a. Commission Vacancies

Mike spoke with the City Clerk and there are currently two Land Bank Commission vacancies. The application period closed on December 4th. Steve submitted his application as his term has expired. There have been two additional applicants for the other vacancy. Kara asked if the commission could provide the nominating committee with basic criteria to help with filling these vacancies. Mike said he could pass their ideas along to the City Clerk.

b. Parks Commission Report

Jon shared that commissioners discussed the CIP and listed which projects they would like prioritized. The Evergreen Columbarium, Deering Oaks playground repair, Deering Oaks ADA improvements, and Cleaves Memorial improvements received the most votes. The February Strategic Planning Meeting will focus on MOU agreements with friends groups. The Green Space meeting will be in April or May and will focus on the One Climate Future and Comp Plans as they relate to resilience efforts. Many concerned community members spoke about the Redlon Woods development.

c. Parks Division Report - No discussion

Doug shared that the Saccarappa Dam has been completely removed from the Presumpscot River and a new fish ladder installed. This project opened up 5 miles of fish habitat.