



**In attendance:** Commission Members: Chair Patrizia Bailey, Kara Wooldrik, Simon Rucker, Jon Kachmar, and Jennifer Fox. City Staff: Doug Roncarati, Michael Goldman, Ethan Hipple, Alli Carroll, Liz Deletetsky, and Alex Marshall.

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

**On Tuesday, July 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**

Jenirose Friedkin expressed concern over the proposed Fallbrook senior care facility development near 60 Merrymeeting Dr in North Deering. She shared that this land provides habitat for a variety of wildlife and a group of nearby residents would like to preserve this as green space.

Mike D voiced his concerns about the same issue. He says the proposed facility would be built on about 12-13 acres of wetland/forest. He is concerned about the wildlife in the area including nesting red-tailed hawks. He believes that this area would be a great addition to the Land Bank as it could link up with Pine Grove park which is just on the other side of Ray St.

**II. Agenda Items**

**i. Acceptance of Meeting Minutes**

Kara motioned to accept the meeting minutes of May. Jon seconded. Motion passed unanimously.

**ii. Communications/Updates**

The Commission took a moment to thank Alli for all of her hard work over the past four years. She will be taking on new duties as the Interim HR Administrative Officer and will no longer be helping out with Land Bank Commission meetings.

**a. Secretary Report**

No report at this time.

**b. Treasurer Report**

No report at this time.

**c. Parks Commission Report**

Jon shared that the Amethyst lot park should be done by the end of the month, and some of the basketball and tennis courts are being resurfaced at this time. The Parks Commission will not be meeting in August and will reconvene in September.

**d. Parks Division Report**

No report at this time.



### **iii. High Priority Parcels**

The Committee discussed what the next steps might be for the Davis Pines (Davis Farm Road) parcel. Jon suggested communicating with the owner again to determine where they would like the road to be blocked. He will develop a draft plan to bring to the emergency services for their input. Doug suggested starting with the Legal Department first.

The Committee also discussed that Allagash Brewing has expressed interest in helping to purchase the Hale property at Riverton Trolley Park. Jeff Tarling, the City Arborist, has facilitated the communication with Allagash.

#### **a. Redlon Woods**

Pat asked Kara and Simon to do a scorecard for this property. The Committee is in communication with the lenders to see if they can get release of the parcels denoted in blue on the map. The other Berry lots (in orange) were recently sold to the developer who is trying to create access from June St. This would require a variance from the city, and the Committee would like to determine what goes into this process. Doug stated that he met with neighbors and a council member in the area to discuss storm water management concerns.

#### **b. Jewell Falls**

Pat suggested allocating funds for invasive removal and native plantings. Kara agreed that making sure we follow up with native plantings once invasives are removed will be an important step. Ethan said it might be good to take a look at the issue and get a quote for the removal work.

#### **c. PATHS Adjacent Property: 349D6**

This property is next to the PATHS wooded area in North Deering. There are significant wetlands and a stream that feeds into Dole Brook. Doug believes this would be a great acquisition for the Land Bank. Jon and Simon agreed to do the scorecard and Simon suggested getting the land appraised after that.

#### **d. Rand Road**

Simon 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. Pat seconded. Motion passed unanimously.

Pat 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. Kara seconded. Motion passed unanimously.