



Commission Members: Andrew Butcher, Jennifer Fox, Jon Kachmar, Kara Wooldrik, Simon Rucker, Baxter Miatke, and Andrew Zarro **Staff Members:** Mike Murray, Samara Ray and Doug Roncarti

**City of Portland
Land Bank Commission Minutes
June 9, 2021
5:00 PM**

On June 9th 2021 at 5:00 pm, 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. Call to Order Jon Kachmar announced he is presiding over the meeting. He made sure there was a quorum.

II. Citizen Comment Period

No public comment. There were a few updates about Commission seats. Robert Foster will be sworn in on July 1st and take over Stever Morgenstein's seat. Jayne Foley and Daniel Herzlinger are new commissioners who will be sworn in and active at the next meeting. Andrew Butcher's last meeting is tonight.

III. Agenda Items

i. Acceptance of the May 12, 2021 Meeting Minutes

Jennifer made a motion to accept the May minutes, Baxter seconded, the minutes passed unanimously and were accepted.

ii. Treasurer's Report

Baxter would like Mike to follow up the Parks Department's Financial Officer Amber Brooks as to why the \$100 donation from Jennifer Fox's family is on the June 1st Munis Report but not on the June 8th letter from Amber. Baxter would like a list of estimated maintenance costs for projects that were budgeted for already. Mike will get this list from the Parks, Recreation and Facilities Director and submit it at the next meeting. Simon thanked Baxter for going through the Munis reports. Simon asked where the \$275,000 from the Avengrid Foundation came from on the report, Mike explained the \$275,000 was an in kind reduction from the asking price to the actual price they sold it for which was 57,198.09 on Feb 26th 2021. Simon brought up the fact that this reduction should be the appraised value not the asking price, the appraised value was \$210,000 as of May 7th 2020. Jon noted that resolution needs to be had regarding this donation and checked back at the next meeting. Baxter made a motion to accept the report, Jennifer seconded, all voted unanimously to accept the report.

iii. Secretary's Report Doug and Simon met and went through the tax acquired parcels list. Doug said there are new parcels and a lot of reruns from previous lists. This updated Tax Acquired Parcels Committee List (TAPC) is in the Google Drive. This will be discussed at the next Land Bank meeting. Some parcels stay on the list and evolve and some are not good candidates for Land Bank to look into. Doug mentioned that all of the City Departments look through the TAPC list. Baxter asked if there was

a timeline to go over the TAPC list and Doug explained the City process can take some time, and there are multiple layers of review before the land goes up for sale.

IV. Communications

i. Parks Commission Report The Parks Commission met on 6.3.2021. Friends Groups are working to submit their project priorities by July 18th 2021 as input on the Parks Capital Improvement Projects that will be brought to the City Council later this year. The Parks Division is working to get Friends Groups more involved with parks. The Parks Handbook has been produced as a parks primer and it was shared with the Land Bank Commissioners. Michael Mertaugh has been appointed the new Chair. Cynithia Loenstein has termed out after 9 years, she will still serve on the Parks Conservancy. There will be no Parks Commission meeting in July. Fireworks will be held at the Eastern Prom for the 4th of July. Baxter encouraged commissioners to look at the ordinances in the Friends Handbook as they go over the distinctions between Land Bank Properties and traditional Parks. Simon noted that the Resources folder on Google Drive has a map that shows Land Bank properties. Jon explained that the City has thought about making these ordinances cleaner and parsing out some of the jurisdiction.

ii. Parks Division Report Jon asked if there were any comments. Mike noted that the report is prepared by the Parks Director Alex Marshall. Jon commented that the report is a great place to get information on what is going on in the parks.

V. Parcel Updates

- **1831 Washington Ave Parcel**- outer Washington Ave in North Deering. Simon has been in touch with TPL's Betsy Cook, TLP is the Project manager for this land acquisition project and she has informed him that they have an appraisal in process for the back acreage behind 1831 Washington Ave, a wooded area nearby and also a privately owned ballfield called Haverty Field.
- **Hope Ave** - located at the northern part of Portland along the Presumpscot River, the land is available for purchase. Baxter said that there were logistical complications with purchasing it for open space. Baxter said it is still for sale and he will keep it on the list.
- **Holbrook**- Near the Riverton Rail Trail parcels.- Pat was looking into this further. Doug noted that there were considerations for drainage of the Dole brook in this area. Doug wanted to make sure water resources were protected there regardless of what happens. Doug and Pat have discussed this land in terms of protecting the water resources there.
- **Riverton Parcels**- The appraisal was too high for what it is worth. There are private dollars from a local company that will be contributed if we purchase the parcels. \$15,000 towards the purchase of the property if we come to a reasonable price with the property owner. This is a separate parcel from the LWCF Recreation Improvements or Maine Conservation Corp maintenance work. This is a separate investment in Riverton Trolley Park.
- **Redlon Woods**- at the last meeting a new appraisal was authorized. Will check in with Pat at the next meeting about this parcel.

Next month's meeting will be a field trip bus tour of properties. An invite and itinerary will be sent out and published to the City's agenda center for the public to meet at the properties if interested. This trip will be at the same time as the monthly meetings July 14th at 5pm. The public is welcome to meet commissioners at the properties. The Commission will be on recess for the August meeting and the next regular meeting will Sept 8th 2021.

VI. Adjournment

A motion to adjourn was made by Simon, Baxter seconded, all voted in favor and the meeting was adjourned.