



**Commission Members:**

Chair Pat Bailey, Vice Chair Steve Morgenstein, Jennifer Fox, Jon Kachmar, Kara Wooldrik, Simon Rucker, Baxter Miatke, and Andrew Zarro **Staff Members:** Mike Murray, Doug Roncarati and Samara Ray

**City of Portland  
Land Bank Commission Agenda  
May 12, 2021  
5:00 PM**

**On Wednesday May 12th 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 will be conducted remotely using Zoom.**

**I. Call to Order**

The meeting was called to order at 5:02pm

**II. Citizen Comment Period**

No public comments

**III. Agenda Items**

**i. Acceptance of the April 14th, 2021 Meeting Minutes**

The cost of the Riverton Trolley Park parcel appraisal was 3,400 not 20,000 as reflected in the minutes for the March 10th meeting. The minutes will be corrected. Baxter made a motion to accept the minutes and Jon seconded, the minutes passed unanimously with one abstention.

**ii. Treasurer's Report**

Baxter has looked over the financials and has created a Treasurer Report in the shared Google Drive. The Land Bank's current cash balance is \$320,651.13. The total cash balance and estimated allocated money that is not bonded yet is \$494,041.01 Jennifer Foxes' family made a donation to the Land Bank Commission in honor of Mothers Day.

Pat requested City Staff to share with the Commission what projects the Land Bank has budgeted for this year, so the Commission can be aware when they see money coming out of the Land Bank Fund. Mike said he will pass this information along to Baxter. One Parks project that was budgeted is the signage for open spaces that will go up this Spring or early Summer. Mike said the installment of the signs may need to be contracted out if the Parks remain understaffed.

**iii. Secretary's Report**

Simon generated a well received press release for the Rand Road Property that recently went into the Land Bank. Simon took photos of the Rand Road property and put them in the Land Bank Google Drive. Simon encouraged Commissioners to add photos to the Drive when they have pictures of properties.

## **IV. Communications**

### **i. Parks Commission Report**

The Greenspace Gathering and Park Commission meeting was held on May 6th 2021. The Theme was Building and Sustaining an Effective Friends Organization. Guest Speakers from Portland Friends Groups addressed this topic with the Parks Commission and over 20 members of the public in attendance.

### **ii. Parks Division Report**

Parks has received CDBG Funding for a pilot program for public restrooms in various parks throughout the city to address the shortage of public restrooms, hiring has been a challenge for every Division within the City. Earth Day cleanups occurred on Earth Day and through the weekend after. The Parks Department is gearing up for a busy spring and summer season.

## **V. Tax Acquired Property List**

On the City's tax acquired property list there is a collection of Parcels at Redlon Woods and another collection of parcels at Holbrook. Simon and Doug will review this list in further detail.

## **VI. Parcel Updates**

### **Redlon Parcels**

- Pat reviewed and gave an update on Redlon Woods parcels to the Commission. This is a project that has been ongoing with the Land Bank for 3 years. Within this area there are parcels that have been donated to the Land Bank, parcels that are on the tax acquired list and parcels that would need to be purchased by the Land Bank. In terms of development, Redlon is a private road, developers would never be given an easement to use the road for development.
- Janet Berry owns a house in this area and it is encumbered by a mortgage. About 12 months ago the property was appraised at 280,000 which is about the same amount of debt Janet has on the house. Now comps for this property are between \$370-395,000, now lenders have a loan to value for Janet Berry's house. Newest comps provided to Pat have shown that this property may meet the loan to value requirements of the lender.
- The Commission decided to vote on an updated appraisal for Janet Berry's property. Pat made a motion to approve an updated appraisal for the cost of \$500- 900 for the ongoing Redlon project. Steve seconded this motion, it passed unanimously.

### **Holbrook**

- This property stuck out on the tax acquired property list. Kara noted it would be hard to make a habitat or ecosystem argument for this property, but if it is buildable it would be a good place for housing. The Commission will go through the analysis on this area.

### **Other Updates**

- **Land Bank Assignments-** There were a lot of applicants for the two open Land Bank Commission seats. Interviews will be held on May 24th for the open seats. Kara from Portland Trails will transition to a non voting member and act as the representative of Portland Trails on the Commission. Pat suggested that the July meeting would be a meeting in the field and the August meeting will be taken off.
- **Portland Harbor Common-** Jon brought up that the City is working hard with Dick Barringer on a proposed green space park at the waterfront. There is more public process to come with this having to do with this platform.
- **1830 Washington Ave-** Trust for Public Land will be in touch with the Commission when there is any movement about this property.

- **Hope Ave-** The broker for this property has reached out to Baxter that there are parties interested in developing this land. Baxter said we can keep this property on our list and keep tracking it.

## **VII. Adjournment**

Jon made a motion to adjourn, Simon seconded. The meeting ended at 5:53pm.