



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

**City of Portland
Land Bank Commission Agenda
March 10, 2021
5:00 PM**

On Wednesday March 10th at 5:00 pm, the Portland Land Bank Commission held 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

Steve Morgenstein addressed the Commission and informed them that he will be running the meeting tonight. Steve declared a quorum present and started the meeting.

II. Citizen Comment Period

No citizen comments.

III. Agenda Items

i. Acceptance of the February 10, 2021 Meeting Minutes

Simon made a motion to accept, Kara seconded and acceptance of the minutes passed unanimously.

ii. Treasurer's Report

Baxter noted that the 2020 Land Bank Annual Report financials do not align with the Munis report attached to the agenda packet for this meeting. There was some confusion on how to interpret the Land Bank financials and budget. It was determined that the Commission will allocate time at April's meeting to go over Financials and potentially have a member of the City's Finance Team give a tutorial to the Commission on this topic.

iii. Secretary's Report

Simon reported that the Annual Report was approved by the City Council and is now in the Land Bank Google Drive. Simon shared he will work with City staff to get the Land Bank Agenda Packets organized. Simon will give a tour of the Google Drive to Commissioners at the April meeting.

IV. Communications

i. Parks Commission Report

Jon informed the Commissioners of the guests at the March Parks Commission meeting: Portland Youth Corps Team Leader Megan Loury, who will be organizing two sessions of the Portland Youth Corps this summer and Frank and Sharon Reilly who represent the Friends of Lincoln Park. The Parks Commission Annual Report will come out in May. The Commission is working on rewriting the Friends and Community Partners Handbook. The Greenspace Gathering will be held virtually on May 6th from 5:30-7:30 pm. The Parks Conservancy and Parks Division are working on a Recreation Improvement Plan for the Riverton Trolley Park, there will be a virtual public forum on May 30th from

7-8 pm.

ii. Parks Division Report

V. Updates

i. 204 Rand Road

Mike reported that on Feb 26th, 2021 the Land Bank and the City closed on this property. The former owner, Avangrid and Simon will work together to put out a press release about this purchase. Doug would like the final survey sent to him so his GIS team can add it to the GIS map. Steve and Mike will work together to determine exact GPS locations for trailhead signs.

ii. 1831 Washington Avenue Parcel

Simon checked in with the Trust for Public Land, they are talking with landowners and working on a timeline past 2021.

iii. Hope Avenue Parcel

Baxter completed a Land Bank score card for 0 Hope Ave. He gave a review of his report and the conceptual planning for residential units on this property. This property checks off most of the boxes in the Land Bank scorecard. This property is for sale with development in mind, there are a few prospects but it is not under contract. It was brought up that if this property is viable for residential development the Land Bank may not be able to afford it and it may be difficult to compete in a developers market. Jon said that Councilor Dion has only seen conceptual plans for this property and there is nothing else under review at this point. Commissioners thanked Baxter for the in depth report. The next steps will be for Commissioners to access the wetlands on this property and check in with neighbors and stakeholders to feel out an interest in working together to obtain this property.

iv. LBC Sign Project

Steve and Ethan Hipple started working on this sign project in 2019 to increase visibility of Land Bank Properties. Target date is early May for the first round of sign installations which will include: Canco woods, Evergreen Woods, PATHS, Oat Nuts Park, Presumpscot River Preserve and Virginia Woods. Steve and Mike will work together for additional signs to go up this year or next at: Pine Grove Park, University Park, Rand Road and Blueberry Road.

v. Riverton Trolley Park Parcels*

Simon motioned to go into the Executive Session to discuss the Riverton Trolley Park Parcels, Jon Seconded. The motion passed.

The March Land Bank meeting adjourned.

* The Executive Session started at 6:06 pm, it ended at 6:37 pm.*

