



Commission Members:

Chair Pat Bailey, Jayne Foley, Jennifer Fox, Robert Foster, Jon Kachmar, Kara Wooldrik, Simon Rucker, Baxter Miatke and Brian Wasser. **City Staff:** Ethan Hipple, Michael Goldman, Doug Roncarati and Samara Ray

City of Portland **Land Bank Commission Minutes**

April 13, 2022

5:00 PM

** This Agenda Packet was updated on 4/13/2022 at 3:13 PM*

I. Call to Order- Pat called the meeting to order.

II. Citizen Comment Period

Pat opened the meeting for public comment. She gave a summary of the function of the Land Bank Commission and outlined the process for public comment.

Susan Danly made a comment, she lives at 6 stoneledge drive next to Redlon Woods, she commented about the importance of preservation of open spaces in Portland. Strongly encourage the purchase of the parcel in Redlon Woods that is on the agenda tonight.

George Rheault of Hanover Street- he wanted to make the Commission aware of the Camelot Farms development off of Westbrook street, in that area there is an orphaned parcel near blueberry road that is supposedly a Land Bank parcel. He thinks the Land Bank could put this item on their agenda soon.

III. Agenda Items

i. Acceptance of Meeting Minutes: March 9th 2022

Jennifer moved to accept the minutes from March and Jon seconded. A roll call vote was performed and the minutes were unanimously approved.

ii. New Business

a. Secretary's Report

Simon discussed the tax acquired parcel list. Simon would like to evaluate and do a scorecard on one of the parcels on this list. Doug added that this parcel is adjacent to LB property behind PATHS school, they need to learn more about this property. Kara said she would be happy to help out if this TAPC Commission needed any help.

b. Treasurer's Report

Baxter provided a quick snapshot of Land Bank financials:

The last account balance I have as reported by the city is \$593,789.87

Items Approved/Allocated by commission, but not spent yet:

\$80,000- North Deering Park -(approved/allocated in Sep 2021)

\$27,000 -Hale Parcel (Riverton Trolley Park)

\$99,000 -Berry Parcels (Redlon)

Current balance with above approvals: \$387,789.87

*Finances on the agenda this evening:

Up to \$112,500 for Redlon Woods (developer parcel)

If approved new balance would be: \$275,289.87

The allocation from the CIP has not been added yet but it will be added later on this year, Baxter will share at next month's meeting.

c. Approval of draft purchase and sale agreement and allocation of up to \$112,500.00 for Redlon Woods - Action Item Berry Properties

The Land Bank has a Purchase and Sale agreement with Coastal Oaks and King Weinstein to purchase a parcel in Redlon Woods.

The neighborhood has fundraised a substantial amount of money to match Land Bank money to purchase this property.

Pat made a motion: *that the Land Bank approve the draft Purchase and Sale agreement for the Berry Properties in Redlon Woods with Coastal Oaks and King Weinstein and to allocate \$112,500 dollars which would be matching what was raised by neighbors. In addition to additional due diligence performed by the City of Portland, Maine.*

This motion was seconded by Jane. Pat opened up the floor for Commissioner and public comment.

Simon asked if new appraisals were necessary. Pat said that market costs were equivalent. Michael said there is not a legal requirement for an appraisal but the council may ask for it

Jon suggested getting face value, Simon said even getting comps to base the purchase price off of would be helpful. Pat said this would be part of their due diligence.

Maura Price- 29 June Street, spoke of the history of Redlon Woods. The Land Bank was formed with these woods in mind. She noted that having a Purchase and Sale agreement on the agenda tonight is a major achievement. She wanted the Commissioners to consider the work that has gone into this.

Jessica Teesdale- noted she has also been engaged in action for obtaining this parcel of woods to go into the Land Bank. She noted about the water issues that are already in this area and urged the Commissioners to put this parcel into the Land Bank,

Eli Tuchinsky- 37 Bancroft street- shared memories of growing up with these woods as his backyard, he would like this parcel to be put in the Land Bank.

Dana Baldwin- she spoke about affordable housing

Lindsay Butler- 23 Motley Street- she spoke of how amazing the Land Bank is. Folks on Motley street are regular folks and her house is an important investment.

George Rheault- noted it is not unusual to have moisture in a basement that is more than 42 years old. He said there is green gentrification. The silver lining is that if the City buys this property it can be rezoned for affordable housing.

Ben Strick- he wants to preserve this space for his children

Judy Gailen- children grew up next to these woods. Would like to see this land preserved.

Henry Powell- appreciated the due diligence, acting now is important

Jon noted how difficult this coming together has been, he offered Pat kudos. Kara wanted to thank the community for being so involved.

Staff perspective- great resource to Portland, walkers etc.

There was a roll call vote performed. All 8 commissions voted in favor of the motion, and the motion passed unanimously. Ethan noted that the next step is to bring this to the City Council for their approval.

d. Recommendation to add additional parcels 177 F023001 and 177F019001 to the Land Bank- Action Item

Pat discussed the location of the other parcels 177 FO23 and 177 F019

These parcels are in the Redlon Woods area and are undesignated city property that the Land Bank is interested in turning into open space.

Pat made a motion to put these two parcels 177F023 and 177F019 into the Land Bank. Robert Foster seconded the motion. Pat opened the floor for public comment, there was none.

A roll call vote was taken and all 8 Commissioners voted in favor of this motion, it passed unanimously.

iii. Old Business

a. High Priority Parcel Committee Update

Covered in Secretary's Report- reach out to Simon if any Commissioner is interested in being part of this Commission.

iv. Communications and Parcel Updates

a. Parks Report

b. Parks Commission Report

Exciting Parks Commission meeting on April 7th. Jon said he is a voting member of both the Land Bank and Parks Commission. He spoke about how there was a lot of public comment about the Food Truck pilot program at the Eastern Promenade.

c. North Deering Park Update

North Deering Park/Haverty Field property- submitted Outdoor Recreation Legacy Program grant for this property and Land for Maine's Future Grant to help support this project.

v. Commissioner requests for Agenda Items

Kara wondered if we should put a future agenda item for Stroudwater Preserve. This should go to the May Agenda meeting.

Jon has been doing some research on a property that is not on the Land Bank priority list. He would like to know to keep pursuing this potential parcel. Pat invited Jon to continue to work on this and bring it to next month's meeting.

IV. Adjournment

Pat adjourned the meeting at 6:40 pm

