



Commission Members:

Chair Pat Bailey, Jayne Foley, Daniel Herzlinger, Jennifer Fox, Robert Foster, Jon Kachmar, Kara Wooldrik, Simon Rucker, Baxter Miatke, and City Counselor Anna Trevorrow

City of Portland
Land Bank Commission Agenda
July 13, 2022
5:00 PM

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Please note: this Land Bank Commission meeting will be strictly in-person only with no remote options. Currently there are no agenda items to vote on, as the focus of this meeting will be to take a field trip to the following locations:

- **Hobart St Open Space**
- **Stroudwater Preserve Easement**
- **Coolidge/Davenport Lots (Off of Washington Ave Extension)**

We have provided an agenda below, should the public wish to accompany the Land Bank Commission on this excursion. Please note, the bus provided by Parks, Recreation and Facilities is for Land Bank Commission members, and city staff only. The public is invited to follow using private transportation.

- I. Call to Order
- II. Citizen Comment Period
- III. Agenda Items
 - i. Acceptance of Meeting Minutes: June 8th, 2022
 - ii. Field Trip Agenda:

- 5:00 pm: arrive at 212 Canco Road, Suite A, Portland Maine, 04103
- 5:15 pm: board the bus and depart for Hobart St Open Space.
- 5:30 pm: arrive at Hobart St Open Space for a walking tour and review of the site.

The Land Bank Commission is responsible for identifying and protecting open space resources within the City of Portland. The commission seeks to preserve a balance between development and conservation of open space important for wildlife, ecological, environmental, scenic or outdoor recreational values.



- 5:50 pm: board the bus for the second location.
- 6:00 pm: arrive at Stroudwater Preserve Easement for a walking tour and review of the site.
- 6:20 pm: board the bus and depart for the Coolidge/Davenport lots
- 6:30 pm: arrive at Coolidge/Davenport lot for a walking tour and review of the site.
- 6:50 pm: board the bus to return to Canco Road.
- 7:00 pm: arrive at Canco Road.

IV. Adjournment

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June 8th, 2022

REGRETTABLY, DUE TO TECHNICAL ISSUES, THIS MEETING WAS NOT RECORDED

I. Call to Order

II. Citizen Comment Period

III. Agenda Items

i. Acceptance of Meeting Minutes: May 11th, 2022

Pat Bailey - At the top, Commissioners should be identified, please update.

Move to accept minutes - Jennifer Fox makes motion - Baxter second -

Passes unanimously

ii. New Business

a. Secretary's Report -

Pat Bailey - Simon is not in attendance - does anyone want to add?

b. Treasurer's Report -

Baxter Miatke - No updates, Ethan do we have an update for the CIP allocations?

Ethan Hipple - Not yet.

f. Planning of July site visits -

Pat Bailey - Who has some new ideas for site visits?

Daniel Herzlinger - What about the Coolidge lots?

Pat Bailey - This is a good idea, we should review those, it is perfect for looking at the TAPIC lists.

Baxter Miatke - We should go to an existing property in the Land Bank, hold up the sign, and take a picture?

Pat Bailey - The sign is forthcoming, but we need to. How many signs do we have?

Ethan Hipple - We have many, but we need assistance with installation.

Pat Bailey - Please share your idea Ethan

Ethan Hipple - Existing Land Bank property, undeveloped, Hobart Street Property: has some trails on the Four River. Mid-High tide water access. Could be developed as a water-access point for the public. Could be good for water access (small vessels only). Tom Jewel looked into it previously, access issues raised, a resident

protested. Worth looking at again.

Doug Roncarati - Close to a sewage overflow release station. Could be a potential site for a large tank.

Pat Bailey - Any other suggestions?

Ethan Hipple - Stroudwater revisit? New members could see it.

Pat Bailey - Site visits, we have three areas, we will update you on the transportation logistics: Coolidge and Davenport lots, Stroudwater, and Hobart Street.

Ethan Hipple: We do publish the schedule of the visit for the public to attend.

iii. Old Business

a. High Priority Parcel Committee Update

-No old Business

iv. Communications and Parcel Updates

Pat Bailey - How does the Portland Trails map get updates?

Kara Wooldrik - We us

Pat Bailey - How do we do it if there is an easement?

Kara Wooldrik - We speak to land owners directly, we also include other trail maintainers and non-profits.

Pat Bailey - I am interested to see how trails are expanded and recorded on papers, enabling the public to see where the trails are. Curious about the process.

Kara - We are doing more system maps, which means we are doing more area-specific maps.

c. Update on 198 Pheasant Hill Drive Lots -

Jon Kochmar - This lot is NOT under contract. It is still available. We need to do our matrix, and a thorough review. It is a great property, 20 acres of access. Updating trail access. Wonderful property for its natural features. Abuts the Ocean Ave Recreation Area. We know a few things: owners want 325k for 10 acres. They way to recover funds. HOA will grant access to the other 10 acres, in the form of a trail easement, which would give access to the Ocean Ave Rec areas. There is significant support from the HOA as well as a particular neighbor who is willing to see this happen. It is on the market, still limited to a single house construction. They want \$600K plus. We want to move forward with the HOA and the owner might be willing to give us time. No contract now, but another could come along. It is a large amount, not a lot of funding available. TPL is already working on another project, so there is a little bit of discouragement. Value of the land is a hurdle.

Pat Bailey - does the neighbor know you are working with the Land Bank?

Jon Kochmar - yes.

Pat Bailey - Can Maine Heritage Trust assist?

Jon Kochmar - Pending update, they usually buy waterfront.

Pat Bailey - We need to look at loans and other options, we are permitted to look into that.

Jon Kochmar - Nova Tower, with Portside Reality wanted to know if the LBC can do bridge loans. What details can we provide?

Pat Bailey - Would the seller accept a LT payment plan? We should look into the option, IE a 10-year payment plan.

Jon Kochmar - An investor is willing to assist with that.

Pat Bailey - This is a new process, never been done, we will review and see about a term contract. The owner might not like that as they want cash. Ordinance would need to be reviewed. If Maine Coast funded the project, we could pay them back.

Jon Kochmar - The abutter, mentioned purchasing the property with her, and use a contract payment with no interest.

Pat Bailey - Due diligence is needed, we will have to review. Paying for interest is a question. We need to look at these situations, determine if the LBC wants the property, and move on it.

Jon Kochmar - We can ask private businesses to assist.

Pat Bailey - We need to find other ways to master the financial side of the land the LBC acquires.

Kon Kochmar - Can someone else look at the property? Additional eyes on the property would be good. A long term contract might be a good idea, but we need to review a pay-over-time or multi-year plan.

Pat Bailey - I would like to get a commissioner to come with: Dan, Jennifer. (And Doug)

Doug Roncarati - The evaluation needs to be considered, the HOA might keep the value low. We would need to have it appraised, which means it might come in under the asking price.

Pat Baile - If that happens, we will defer. Getting an appraisal would be costly and should only be done if we have a negotiation possible.

Doug Roncarati - Whenever we take property from the City, we need to make sure we confirm the land is not suitable for development.

e. Update on Coolidge And Davenport Lots - Map update

Pat Bailey - We went out, Doug and I.

Doug Roncarati - Reviewed the property, it slopes significantly. There is a trail that cuts to Skylark. Some areas are wetlands, as well a perennial stream which drains to the LB wetlands behind the Casco Bay HS. Beautiful area.

Pat Bailey - Doug spooked a deer!

Doug Roncarati - Lots of wildlife, a little yard wasted, great trail opportunities. We can avoid impacting the wetlands. Potential trail connections with Riverton. Nicer than imagined. Development would be hard, it is too wet, which makes it ideal for the LBC.

Pat Bailey - Thank you Dan for suggesting this, it is a perfect example of what a good site visit would look like.

Ethan Hipple - There was a demo'd building, will they rebuild?

Doug Roncarati - No, the owners removed the foundation which made them lose their building permits.

Ethan Hipple - Can they re-submit for permitted building?

Doug Roncarati - I do not know the specifics, they would need to figure it out.

Pat Bailey - The parcel we are looking for is mostly wetlands and not by the lots.

Ethan Hipple - It is secluded.

Doug Roncarati - Development would take place on the South Side of the street.

g. Hobart Street Parcel -

Pat Bailey - Hale has been approved by council - Hobart has already been discussed. Please remember the purchase price is \$50K, we committed \$24K, a Portland company contributed the rest.

c. North Deering Park Update

Ethan Hipple - \$80k has been committed already, 20 acres of open space, ponds, wetlands, a baseball diamond. ORLP - grant has been acquired, funded by the NPS, approved at a State Level, getting Federally approved. Lands for Maine's future, state funding, was tapped for matching: Roger Burley sits on the board and helps decide where funds go. This is a good process for matching sources - 239K has been approved.

b. Parks Commission Report

Jon Kochmar - Parks Commission has a new chair, Jamie Parker, vice chair will be myself. Greenspace was June 2nd. The Parks Commission is up and running. Spoke about the Land Bank. Ethan provided an update, Jeff Tarling discussed the trees of Portland. He will be doing a tour in July of the heritage trees here in Portland.

a. Parks Report

Ethan Hipple - Written report from Alex, lots of projects. Operating budget approved. 6.5 new staff positions approved. Additional Parks Project Manager is on that list, and we need a second to help get the projects moved. Parks maintainer was also approved, and they should help with trails as well.

d. Update on Redlon Woods -

Pat Bailey - June will be when they make their final decision. Verbal bombs are coming. Lots of email bombs. Mostly inaccurate information. I hope we can become a society where constructive feedback is provided.

Ethan Hipple - Agenda meeting with city council, June 22nd will be the final voting. Public is asking why this isn't housing, this has been answered.

v. Commissioner requests for Agenda Items

Doug Roncarati - City awarded their stormwater plan for the next 5 years: studies and research will commence. We have a major watershed project coming for Dole Brook. Please check in on this big new project.

Pat Bailey - Question: what is the status on Baxter Boulevard? When will it end?

Ethan Hipple - Fall of 2023 will be when everything wraps up.

Doug Roncarati - You can get updates on the City Works Projects page

Jon Kachmar - There is a new little pocket park There is a gain where the clover was?

Ethan Hipple - Are you thinking about the Veranda street project?

Jon Kachmar - Maybe that is the one I was thinking about?

Ethan Hipple - PW and DOT is looking at consolidating these on and off ramps, which could be useful for other

things.

Pat Bailey - Accounting must be correct, connect with Tom Jewel and please confirm the Land Bank transactions. The Allagash contribution must be correct. I'd like a revised map.

Ethan Hipple - Hobart street parcel has water access. Upcoming council meeting readings:

Council meeting

June 6 -

June 22-

Pat Bailey - moved to adjourn the meeting. Movement seconded.

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