

1. Land Bank Commission September Agenda

Documents:

[LBC AGENDA 09132018.PDF](#)  
[LBC MINUTES 08092018.PDF](#)



**Commission Members:** Chair Patrizia Bailey, Kara Wooldrik, Simon Rucker, Meri Lowry, William Mann, Roger Berle, Steve Morgenstein, Andrew Butcher and Councilor Justin Costa.

**City Staff:** Doug Roncarati, Michael Goldman, Ethan Hipple and Alli Carroll

**Land Bank Commission Agenda**

September 13, 2018

5:00 PM

Portland, Maine City Hall

389 Congress Street, Room 24

- |      |  |           |
|------|--|-----------|
| I.   | Citizen Comment Period   | (5 min.)  |
| II.  | Agenda Items   |           |
| i.   | Acceptance of Meeting Minutes: July 12, 2018                                       | (2 min.)  |
| ii.  | Acceptance of Meeting Minutes: August 9, 2018                                      | (2 min.)  |
| iii. | New Business   | (30 min.) |
|      | a. Discussion of Co-Chair  |           |
|      | b. Parcel Newbury and Hampshire  |           |
|      | c. New Bayside Shelter   |           |
| iv.  | Old Business   | (40 min.) |
|      | a. Update on Redlon Woods  |           |
|      | b. Update on Oat Nuts Park   |           |
|      | c. Holbrook Street Tax-Acquired Property, 335-E-11                                 |           |
|      | <i>The Commission may go into executive session pursuant to 1 M.R.S. 405(6)(C)</i> |           |
|      | <i>to discuss real estate negotiations and the City's legal rights and duties</i>  |           |
|      | d. Paper Streets - Ethan   |           |
|      | e. TAPC List Update  |           |
|      | f. Verizon Pines (Davis Farm Road) Update  |           |
| v.   | Communications/Updates   | (10 min.) |
|      | a. Parks Commission Report – Meri  |           |
|      | b. Parks Update - Ethan  |           |

*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.*



**In attendance:** Commission Members: Chair Patrizia Bailey, Meri Lowry, William Mann, Steve Morgenstein, and Andrew Butcher. City Staff: Michael Goldman, Greg Mitchell and Alli Carroll. Residents: George Rheault

### Land Bank Commission Minutes

August 9, 2018

5:00 PM

Portland, Maine City Hall  
389 Congress Street, Room 24

#### I. Citizen Comment Period

George Rheault of West Bayside told the Commission that the City Manager announced a new shelter space adjacent to the Barron Center. Homeless encampments may impact the area. He believes the Land Bank and Parks Commission should take time to understand it and issue an opinion. The Commission will get more details and look at map of the area when Doug is back next month.

#### II. Agenda Items

##### i. Acceptance of Meeting Minutes: May 10, 2018

Meri moved to accept the meeting minutes of May 10<sup>th</sup>, 2018. Pat seconded. Motion passed with three abstentions. Pat and Meri were in favor.

##### ii. Acceptance of Meeting Minutes: June 14, 2018

Bill motioned to accept the meeting minutes of June 14<sup>th</sup>, 2018. Meri seconded. Motion passed with three abstentions, Meri and Bill were in favor.

##### iii. Acceptance of Meeting Minutes: July 12, 2018

Steve motioned to accept the meeting minutes of July 12<sup>th</sup>, 2018. Unfortunately, it cannot be passed due to the fact that no other voting Commissioner is at the August meeting to vote on it. This will be moved to the September meeting.

##### iv. New Business

###### a. Introduction to new Commissioners

Pat welcomed Andrew to the Commission. Andrew shared a background and what brought him to the Commission. The Commissioners then went around and introduced themselves.

###### b. Discussion of Co-Chair

Tom was Co-Chair and his term expired. Pat encouraged the Commission to think of who they would like as Co-Chair. They will discuss again at the September meeting.

##### v. Old Business

###### a. Oat Nuts Park Parcel Update

*Vote to recommend that the City Council approve the purchase and sale agreement to acquire property located in Oats Nuts Park area (CBL numbers 393-A-33 to 37 and 393-B-3-4-33-34) and to recommend that the Council designate such parcels as Land Bank property interests.*

Greg gave an overview. He shared the packet which includes documents regarding and including the purchase and sale agreement of CBL numbers 393-A-33 to 37 and 393-B-3-4-33-34 located in the Oat Nuts Park area. The purchase price for the referenced properties is \$6,385 to paid from Land Bank Commission funds. The appraised value of these properties \$8,700.

Bill moved to recommend that the City Council approve the purchase and sale agreement to acquire property located in Oats Nuts Park area (CBL numbers 393-A-33 to 37 and 393-B-3-4-33-34) and to recommend that the Council designate such parcels as Land Bank property interests. Meri seconded. Passed unanimously.

###### b. Update on Redlon Woods

*Vote to recommend that the City Council approve the purchase and sale agreement to acquire property located in Redlon Woods area (part of CBL numbers 193-E-31) and to recommend that the Council designate such parcels as Land Bank property interests.*

Greg gave an overview and shared a packet and parcel map of Redlon Woods. In the packet was a purchase and sale agreement but this is a donation. This will bring no cost to the Land Bank Commission with the exception of the survey work if the City Council approves the donation. It is not economically suitable for development. Bill moved to recommend that the City Council approve the purchase and sale agreement to acquire property located in Redlon Woods area (part of CBL numbers 193-E-31) and to recommend that the Council designate such parcels as Land Bank property interests. Steve seconded. All in favor.

**c. Forest Ave. Parcel abutting Riverton Elementary School.**

Pat moved to go into executive session for pursuant to 1 M.R.S. 405(6)(C) to discuss real estate negotiations and the City's legal rights and duties. Bill seconded. All in favor.

**d. Holbrook Street Tax-Acquired Property, 335-E-11**

**e. 205 New Island Avenue, 85-G-27**

**f. Plymouth Street, 345-A-26**

Pat moved to come out of executive session for pursuant to 1 M.R.S. 405(6)(C) to discuss real estate negotiations and the City's legal rights and duties. Bill seconded. All in favor.

**g. TAPC List Update**

Greg referred to the TAPC list that was passed out to Commissioners. They would like to see it on a map. They will work with staff to prepare those for a future meeting.

**h. Verizon Pines (Davis Farm Road) Update**

There is no update at this time.

**vi. Communications/Updates**

**a. Parks Commission Report**

Meri shared that the Parks Commission met twice since the Land Bank Commission had last met. They invited Friends Groups and Neighborhood Associations to the July 26<sup>th</sup> meeting to discuss their CIP 10-year plan requests. Deering Oaks, Bramhall Square, and University Neighborhood Organization presented their needs. Then the Parks Commission had a workshop on August 2<sup>nd</sup> to discuss the CIP list in more detail. Ethan presented the priorities and the Commission supported the Parks Division CIP recommendation. A vote will be made at their September meeting.