

1. Land Bank Commission Agenda

Documents:

[LAND BANK AGENDA 01122017 FINAL.PDF](#)

1.1. Land Bank Commission Minutes

Documents:

[LAND BANK COMMISSION MEETING MINUTES 1282016.PDF](#)



Commission Members: Simon Rucker, Tom Jewell, Patrizia Bailey, Meri Lowry, William Mann, Rene Perry, Colleen Tucker, Bryan Wentzell and Councilor Justin Costa.

**Land Bank Commission Agenda
January 12, 2017
5:00 P.M.
Portland, Maine City Hall
389 Congress Street, Room 24
(Basement)**

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| I. | Citizen Comment Period | (5 min) |
| II. | Agenda Items | |
| | a. Acceptance of Meeting Minutes- November 10, 2016 | (2 min) |
| | b. New Business | |
| | i. Update on Subcommittee meeting-new deals (Tom and Simon) | (20 min) |
| | ii. Recommendation for Oatnuts Park Acquisition-Pat and Doug | |
| | iii. Caitlin Cameron - Congress Square Redesign | |
| | c. Old Business | (50 min) |
| | i. Update on Redlon Area Acquisition - Pat | |
| | 1. Executive Session: Pursuant to 1 M.R.S.A. 405(6(C), the Commission may go into executive session to provide guidance to staff on negotiations for acquisition of property in the Redlon area. | |
| | ii. Update on PATHS improvement project – Ethan | |
| | iii. Update on CMP license for Riverton Rail Trail – Mike/Colleen | |
| | iv. TAPC land parcel list | |
| | v. Renewal process of Commission seats | |
| | d. Communications/Updates i. Report from Parks Commission – Meri | (10 min) |

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.

**Land Bank Commission
Meeting Minutes
Thursday, December 8, 2016
5:00 P.M.
Portland City Hall
389 Congress Street, Room 24**

In attendance: Commission members Tom Jewell, Pat Bailey, Simon Rucker, Meri Lowry, William Mann, Rene Perry, Colleen Tucker, and Councilor Justin Costa. City Staff Members: Brad Roland, Michael Goldman, Roger Berle, Ethan Hipple, and Alli Carroll.

Tom called meeting to order at 5:04 P.M.

A. Citizen Comment Period

George Rowe asked if the commission has done appraisals and if they were adding those configurations to the annual report. Tom replied that they are, yes. George would also like for the information on when Peppermint Park was acquired to be added for public knowledge. Tom stated that he does not believe Peppermint Park is part of our agenda this evening. Ethan agreed and suggested maybe in the future. In addition, George asked if the balance of the Land Bank fund is restricted and cannot be touched. Tom replied with that it carries over to the next year. So no, it is not untouchable and that it has to do with acquisition of Land Bank property. Meri suggested that we remove the acquisition number from the annual report.

William Mann joined the meeting at 5:10 P.M.

B. Acceptance of Meeting Minutes November 10, 2016

Roger stated one correction: that he is listed under City Staff and should be under Commission Members. In addition, he adds that he is very impressed on writing.

Tom motions for the minutes to be approved as amended. Simon moves, Colleen seconds. Motion passes unanimously.

C. New Business:

a. Woodford Street Storm Drain Outfall

Brad Roland: The objective is to limit sewer overflows into the seven bodies of water around Portland. This project is to help the Back Cove west conduit. Currently, Public Works would like to put a storm drain in Woodford. This would bring storm water to Back Cove right down through Woodford Street. This will be strictly storm water. They do not believe tree trimming needs to be done. Storm water treatment will be added to remove sediments, so that they do not end up in the cove. Either man hole covers or aluminum hatches will be physically visible. Aluminum hatches, however, can be any color. Pat asked what the size of the pipe on Woodford would be. Brad stated that it would be 36". He continued to discuss that they will have to dig up the whole road in order to do this project. Pat asked if the neighbors know about this project yet. Brad stated that yes, there has been a neighborhood meeting. He added that they have to do an environmental review and that it will be a quick project.

Motion: Colleen moves to accept this project with no objectives. Bill seconds. Passes unanimously.

D. Communications/Updates

a. Report from Parks Commission – Meri

Meri has distributed an inventory report to Parks Commission to be attached to the annual report that includes fifty-four parks. Thirty-five of which are included in Land Bank while nineteen are not. In addition to that, Meri would like a combined meeting between Land Bank and Parks Commission. Reason being, with respect to the ordinance, there should be a better understanding of the two commission's definitions and their relationship with one another. She would like that understanding to be approved. Michael suggested in a previous conversation that Meri should put together a list of questions. She is almost ready to distribute them between both Commissions. On a previous date, Diane Davison held a meeting at the clubhouse at Riverside Golf. The energy there was high and they set up a mission for the Parks Commission. She would like to do something similar to this and in January, depending on Michael's schedule. She asked the commission their opinion on where and when they would prefer the meeting. The general consensus was a week night evening at Portland City Hall in Room 24.

E. Old Business:

a. Public Comment Protocol – Tom/Ethan/Meri

Tom does not approve of having only five minutes at the beginning of the meeting for public comment. If the Commission is having a discussion, then the public should be a part of it. Michael states that there is a set of Land Bank Commission rules which states that the public will be able to comment prior to a vote. Meri says that it has been discussed in Parks Commission meetings. They have stated that it is under the chairperson's discretion and that they have decided to continue with five minutes prior to the agenda topics. Land Bank can do something different. There was then a debate in regards to when public comment would be most beneficial for both the public and the Commission. Ethan suggested that Land Bank should speak with the Parks Commission regarding this issue when they meet.

b. Annual Report Status – Simon

There has been two discussions on whether Land Bank should delete the amount they spend from the report and that there is a blank for non-acquisitions expenses. Pat disagrees with taking out the amount from the report. She states that Land Bank has had a few appraisals that they have paid for, they should estimate the non-acquisition amount and submit the report. Colleen agrees and feels like they have to put the amount in there. Tom suggests \$25,000 for the non-acquisition amount for the year and to make it clear that it is the calendar year of 2016.

Pat moves to accept report with amendments and submit to Michael, Ethan and the City Hall Clerk, Tom seconds. Passes unanimously.

c. Update on Redlon Park Acquisition – Pat

Pat says that the acquisition is moving very slowly and is concerned with waiting too long. She believes that Land Bank has the ability and should use that to obtain the resources to move

things along more quickly. Ethan states that Greg will be taking this on next week. Pat is concerned with this being the second delay and suggests that we hire someone such as a lawyer to help. Tom suggests a broker instead. There was some discussion on the matter but the consensus is that not everyone is ready to hire someone if Greg is going to concentrate on this next week. Ethan was confident that this will move forward.

Tom motioned to adjourn the meeting at 6:34 P.M.