

**City of South Portland
OSAC Meeting
February 9, 2021**

Attendance: Dan, Jeanne, Tom, Marla, Valerie, Andrew F., Karl, Milan, Chelsea, Andrew C., Hillary B.

1. Andrew F. **called the meeting to order** at 3:33 pm
2. The committee **approved the meeting minutes** from the January 12th meeting, with the exception of item #5 where the mandate for the OSAC will be reworded in a revised version of the minutes which Chelsea will send to Andrew F.
3. **New Additions to the acquisitions list** were properties submitted by Tom, most of which are **Portland Pipeline properties** for which there are no addresses yet available; Marla asked that the committee make sure to keep **Sable Oaks** on the list for potential acquisition; Andrew added **20 Rigby Road** to the list of considerations. Milan reviewed the property at **45 Wallace Avenue**, a 34-acre wooded area in Sunset Park near the Rigby Yard and city-owned runoff land. The property is heavily wooded and a thriving natural habitat, and has high preservation potential.
Karl will update the acquisition list for the next OSAC meeting.
4. Tom's concerns about **Land Bank funds being used by the City for leasing options** have been, for the time being, addressed by the Land Bank Revision Committee's change of language in their written agreement to limit the practice, and to consider the long-term gain for the community in their land rental/leasing options in the future. Tom pointed out that Land Bank monies have not been used for leasing properties until this past year when \$100,000 of Land Bank funds was utilized to lease a portion of the Greenbelt for a 10-year term, opening the door for similar draining of Land Bank funds in the future.
Dan suggested adding an additional contingency to the language in the agreement formulated by the Land Bank Revision Committee to limit any leasing to a 2-year term, at which time reassessments would be made. Milan agreed to pass this suggestion to the LBRC, which will be meeting on Thursday February 11th.
5. At Andrew's inquiry regarding the November 2021 ballot's bond question, Milan indicated that the **current goal is to present a draft of the bond question to the City Council by April/May of 2021**. A recent National Community Survey indicated that at least 51% of South Portland voters would approve a bond question of \$5-6 million, so a request to the voters for that amount is reasonable to pursue. Milan indicated that the City Council is relying on the OSAC to inform them about which properties are the best places to invest the money from the proposed bond and any other monies the Land Bank might acquire. **The primary goal of the OSAC then becomes to score the properties on the acquisition list, and begin the process of contacting property owners as a second step.**
It was agreed that more OSAC meetings per month will be required to meet this timetable of April/May 2021.

6. Scoring Properties on the Acquisition List:

The committee discussed the Barberry Creek Woods and the Forest City Cemetery as two separate entities, since a September 2020 meeting between the cities of Portland and South Portland resulted in an “all or nothing” deal requiring the city of South Portland to purchase the whole parcel including the cemetery, not just the Barberry Creek Woods section of the property. The Barberry Creek parcel is, as Tom noted, #1 on the Land Trust’s priority list, even though as Chelsea pointed out, the threat for development on this site is very low.

The scores for the two properties were judged to be:

	Forest City Cemetery	Barberry Creek Woods
Connectivity	8	4
Underserved area	7	8
Adjacency to existing parks	7	7
Heat Island/Tree Canopy	5	8
Equitable Access	7	6
Natural Resources/Habitat	7	8
Size of Parcel	1	6
Outside Funding	4	2
Maintenance	1	8
Transit	8	8
School Proximity	6	6
Willing Property Owner	8	2
Climate Change Resiliency	8	8
Variety/Flexibility of Use	8	4

7/8 The issues of **contacting property owners** and the **conversation around funding considerations** were tabled until the next OSAC meeting.

9. **There was no open discussion** of any other items.

10. **Public comment** was offered by Hillary Barter and Andrew Capelluti, both of whom were interested in the committee’s process and expressed interest in working with the OSAC in the future.

11. The **next two meetings for the OSAC were scheduled**, each at 3:30pm – 5:30pm on both February 23rd and March 9th.

12. Andrew F. **adjourned the meeting at 5:27 pm.**