

1. Land Bank Agenda

Documents: [LB AGENDA JULY 2015.PDF](#)

2. Approval Of Minutes

Documents: [LANDBANK MINUTES.PDF](#)

3. Old Business

- Update on Avesta Housing property on Bishop Street
- Letter to Mr. Enos regarding decision to not purchase Villa Ave lots

4. New Business

- Noyes Lots in Oaknuts Park
- Discussion and consideration of offer to purchase/accept lot (213/C010) next to Stroudwater Dam for open space
- Update from the Parks Commission- Meri Lowry
- Schedule for assessing- site tours of Land Bank inventory

Documents: [MEMO OAK NUTS PARK.PDF](#), [MAP OF LOTS FROM DR.PDF](#), [MAP OF LOTS FROM DR 5-12-2014_1.PDF](#), [ASSESSOR INFO2.PDF](#), [ASSESSOR INFO.PDF](#), [6-11-2015 EMAIL FROM GREELEY CONFIRMING DONATION.PDF](#)



Michael J. Bobinsky
Director of Public Services

Land Bank Commission

Agenda

July 9, 2015

5 PM

City Hall

**389 Congress Street ~ Room 24
(Basement)**

I. Agenda Items

- A. Welcome- Public Comment (5 min.)
- B. Approval of Minutes (5 min.)
- C. Old Business
 - Update on Avesta Housing property on Bishop Street (5 min.)
 - Letter to Mr. Enos regarding decision to not purchase Villa Ave Lots, consider as donation (10 min.)
- D. New Business
 - Noyes Lots in Oaknuts Park- Offer to donate lots originally assumed into Oaknuts Park (10 min)
 - Discussion and consideration of offer to purchase/accept lot (213/C010) next to Stroudwater Dam for open space. (10 min)
 - Meri Lowry- Update from Parks Commission (5 min.)
 - Schedule for assessing-site tours of Land Bank Inventory - High Priority Property (10 min.)

Land Bank Commission meeting

6/11/2015 @ 5pm, Rm 24 City Hall

Present: Michael Bobinsky, Bryan Wentzell, Coleen Tucker, Thomas Jewell, Rene Perry, Jill Duson, Janet Parker (resident), Meri Lowry

Absent: Colin Aspe, William Mann, Roger Burle, Doug Roncarati

A) Public Comment

Janet Parker, 9 Mayfield St, Portland, ME 04103 jpparker2011@gmail.com 797-7165

Flood Plain Manager, here as a concerned citizen about the Capisic Brook Watershed Management Plan. Avesta is planning on developing a 3 story 30 unit facility. She feels the property should stay open. The lot is between an acre and an acre and a half.

Mike offered to provide her information with issues and concerns raised by the city about runoff, sidewalks, and storm water plan.

Meri suggested speaking with Doug Roncarati to get his comments. Janet spoke with Rachael Smith at CCSW to gather more information to view the watershed plan.

B) Election of officers.

Re-nominate Coleen and Tom.

June 15th council agenda is when they will be voted in and their terms will last until June of 2018. There is one more new member being nominated as well.

Tom was nominated as co-chair with Jill Duson. Bryan will remain secretary and Meri as Treasurer. Jill motioned for a vote. 2nd by Rene. All in favor.

C) Old Business

a. Congress Square Park

Medium range plan is to seek funding for design of the park. Southwest air has a grant for a public places activity program. Park Commission has volunteers to maintain and area and clean up.

The city has allotted \$75,000 for specific functions, CIP planning, trees, design, benches and selected improvements. Councilor Ed Suslovich is to make an amendment at the next council meeting to use \$35,000 for a full time part ranger. Current parks are only staffed with seasonals. The full time rangers focus would be on ordinances.

Long term plan is for FY16 CIP funding for big projects. We need a formal meeting to estimate costs.

As an aside Tom suggested that some of the Evergreen money be used for the limbs over the trails.

b. PILP – Peaks Island Ice Pond

\$40,000 towards the purchase is complete.

The dam is the key issue now. Assessment coming next.

It may need to be re-engineered. Mike is working with John and the board. There is still \$50,000 available for repairs. PILP will be soliciting proposal and the results will be managed by the city, but PILP will pay for it.

Tom asked about the Corp Counsel easement. He was wondering what the conclusion was and if he could see the final product.

D) New business

a. Update on Warren Ave

Warren/Green development was looking to build a large scale retail or housing project. However, that fell apart due to economical and/or land issues. City wants to obtain ownership. There is limited potential for development.

Peter Holmes would like to develop 6 of the approximately 50 acres. They left over land would be behind Riverton.

The city is negotiating a price with Joe Malone. The appraisal came in at a value the seller didn't like. The seller is looking for another appraisal. If it comes in lower the owner wouldn't sell. The city only buys at the appraised value or lower. (amounts were not discussed).

No land bank funds would be used. The City's sewer capital outlay in FY16 has budgeted money. The city hopes to acquire the property and report more success at the next meeting.

b. Meeting Schedule Program

Meet monthly and cancel if there is nothing on the agenda.

Structure how we describe a priority.

Spend time going over inventory (tied in with field trips to properties some months)

Meri suggested defaulting the meetings to every other month on the 2nd Thursday.

Roger has been missing for 8 months. Portland Trails should attend. Someone should touch base with Kara.

Rene suggested emailing if we have enough on the agenda for a meeting.

The July 9th meeting should be used to the review with Doug taking the lead with the North Deering wish list. Tom will find out if this is possible. If not, the next meeting will be postponed until August.

c. Reviewing Land Bank Inventory

Meri and Coleen feels the committee should review the properties we want to acquire.

Tom would like to review the tax acquired property list. The city allows properties to be redeemed after 18 months. This should not be possible if the list is on the land bank list.

d. Parks Commission

Congress Sq. kickoff is June 24th. Wouldn't be possible without the friends of Congress Sq. Park.

Events happening will be serviced by the Southwest Air Grant. \$50,000 for programming and \$50,000 of in-kind donations for park enlivenment.

The parks commission was fully engaged and chose well with \$75,000 for the park but didn't stay dedicated because of things going on in Evergreen and a full time park ranger.

Adjourned at 6:26



Public Services Department
Michael Bobinsky, Director

MEMORANDUM

TO: Land Bank Commission

FROM: Michael Bobinsky, Public Services Director

DATE: July 2, 2015

SUBJECT: Donation of Lots in Oat Nuts Park

Laura Greeley contacted the City recently about lots 393-B-1-2-35-36 and 395-A-9-10, particularly because she believed they had already donated these lots to the City. No record of a deed has been recorded.

These lots were placed in the Land Bank back in 2005.

Ms. Greeley confirmed via email of 6/11/2015 that she would like to donate these lots which were owned by her great uncle Edward Kent Noyes, who passed away in 2006, while also noting that they were donated a few years back. She also noted that her father, Peter Noyes Greeley, continued to pay taxes, which have been paid through FY13. At that time, her uncle, Robert "Bob" Hurd Greeley, took over the papers and, therefore, this request is now before the Commission to accept the donation.

A recommendation to the City Council to formally accept the donation and write off FY14 and FY15 taxes in an amount of approximately \$500.00 is requested.

Attachments:

- Assessor's Information for the Greeley Lots
- Map showing Area of Lots
- Email of 6/11/2015 from Kathryn Greeley agreeing to the donation.

cc: Doug Roncarati, Public Services
Lori Paulette, Economic Development

This page contains a detailed description of the Parcel ID you selected.

New Search!

Current Owner Information:

CBL	393 B001001
Land Use Type	VACANT LAND
Verify legal use with Inspections Division	
Property Location	0 TALBOT ST
Owner Information	NOYES EDWARD K HRS 41 WINN RD FALMOUTH ME 04105
Book and Page	
Legal Description	393-B-1-2-35-36 TALBOT ST JUNIPER ST & HOUSTON ST 6000SF
Acres	0.1377

Current Assessed Valuation:

TAX ACCT NO.	40256	OWNER OF RECORD AS OF APRIL 2014
LAND VALUE	\$2,600.00	NOYES EDWARD K HRS
BUILDING VALUE	\$0.00	41 WINN RD
NET TAXABLE - REAL ESTATE	\$2,600.00	FALMOUTH ME 04105
TAX AMOUNT	\$52.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

	Building 0
Year Built	
Style/Structure Type	VACANT LAND

New Search!

This page contains a detailed description of the Parcel ID you selected.

New Search!

Current Owner Information:

CBL	395 A009001
Land Use Type	VACANT LAND
Verify legal use with Inspections Division	
Property Location	0 JUNIPER ST
Owner Information	NOYES EDWARD K HRS- REUBEN M-ARTHUR C 41 WINN RD FALMOUTH ME 04105
Book and Page	
Legal Description	395-A-9-10 JUNIPER ST 3900 SF
Acres	0.0895

Current Assessed Valuation:

TAX ACCT NO.	40538	OWNER OF RECORD AS OF APRIL 2014
LAND VALUE	\$3,300.00	NOYES EDWARD K HRS- REUBEN
BUILDING VALUE	\$0.00	M-ARTHUR C
NET TAXABLE - REAL ESTATE	\$3,300.00	41 WINN RD FALMOUTH ME 04105
TAX AMOUNT	\$66.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

	Building 0
Year Built	
Style/Structure Type	VACANT LAND

New Search!

Lori Paulette - Fwd: Re: The City of Portland

From: Lori Paulette
To: Doug Roncarati
Date: 6/11/2015 10:53 AM
Subject: Fwd: Re: The City of Portland
CC: Melissa Graffam; Rebekka Conley

Hey Doug,

Any chance the LBC can take this up tonight to recommend to the Council that it be accepted as a donation and write off the taxes?

>>> Laura Greeley <LHG@LNF.com> 6/11/2015 10:32 AM >>>

Yes,

They were donated a few years back

Laura H. Greeley - Five Star Realtor
Long & Foster - Christies International Real Estate
3801 Kennett Pike
Greenville, Delaware 19807
(302) 530-1118

"If there is a choice between being excellent and being average, and excellence is an option, why ever settle for being average?"

-Larry Raskin

Sent from my iPad

On Jun 11, 2015, at 9:31 AM, Lori Paulette <LJN@portlandmaine.gov> wrote:

Hello again,

If you would confirm that you would donate these lots to the City, we will move forward in that regard with the Land Bank Commission.

>>> Lori Paulette 6/11/2015 9:14 AM >>>

Good morning Laura,

We talked earlier in the week.

After looking into lots under the name of Edward Kent Noyes, I find two under his name and those have been paying taxes up until 2013. These are:

393-B-1-2-35-36; and,