

KATE SNYDER (MAYOR)
ANNA TREVORROW (1)
VICTORIA L. PELLETIER (2)
TAE Y. CHONG (3)
ANDREW ZARRO (4)



MARK N. DION (5)
APRIL FOURNIER (A/L)
PIOUS ALI (A/L)
ROBERTO RODRÍGUEZ (A/L)

CITY COUNCIL WORKSHOP

Land Bank Commission

October 19, 2022 at 4:00 PM in Council Chambers

REMOTE PARTICIPATION:

The City Council will conduct this meeting from Council Chambers, located on the second floor of City Hall. The public may attend the meeting in person, however space in Council Chambers is limited. The public is therefore strongly encouraged to participate remotely via Zoom pursuant to the Remote Meeting Policy adopted by the Portland City Council. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting.

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/88961707647?pwd=eGNkVjVNZytqSXoxUnZ5NVZPdWhuQT09>

Passcode: 295416

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

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Webinar ID: 889 6170 7647

Passcode: 295416

AGENDA ITEMS:

Land Bank Commission Presentation to the City Council - by Commissioner Pat Bailey, Chair and Commissioner Jon Kachmar

Council Q&A

ADJOURNMENT:

Land Bank Commission

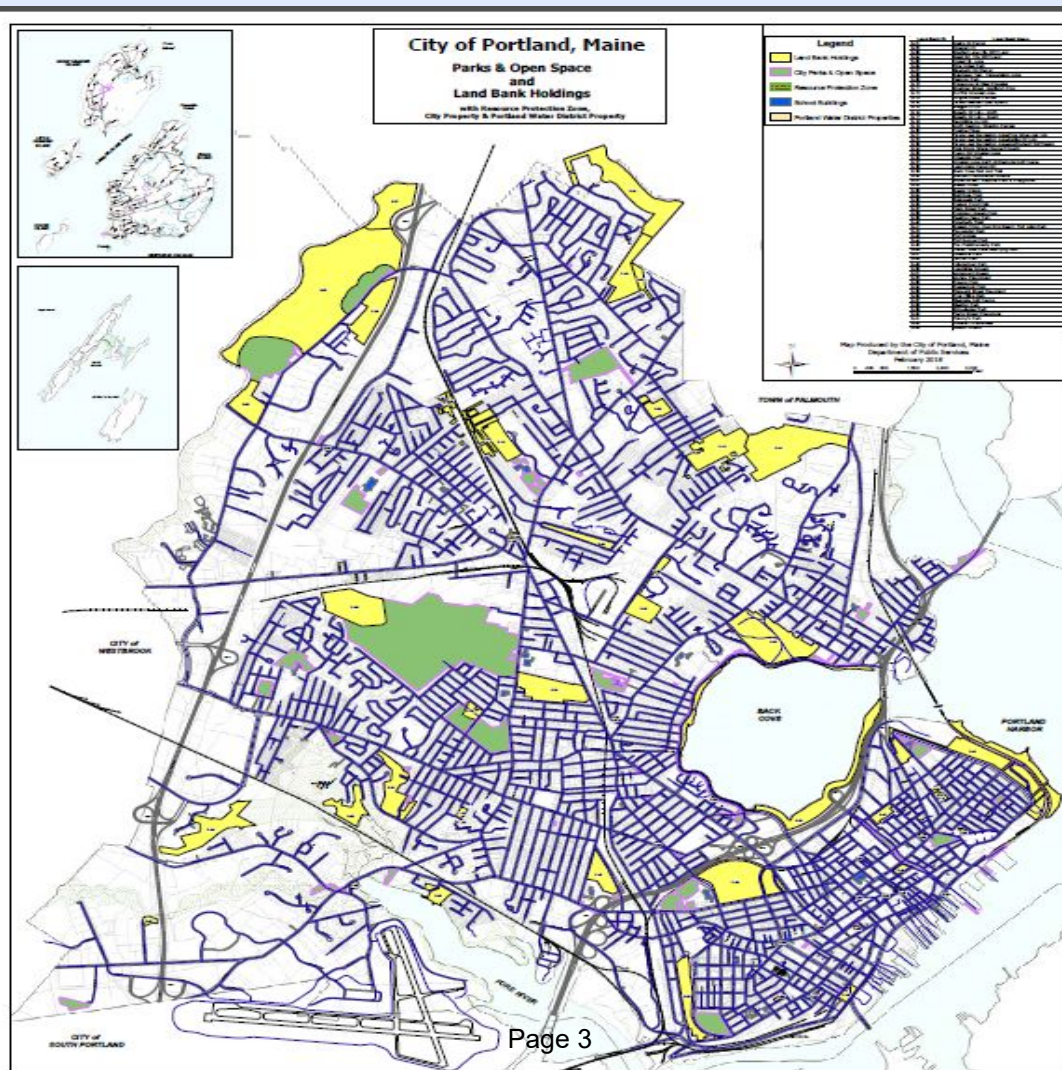


About the Commission

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 and outdoor recreational values.

City of Portland
389 Congress Street
Portland, ME 04101
Phone: 207-874-8300
Email: info@portlandmaine.gov

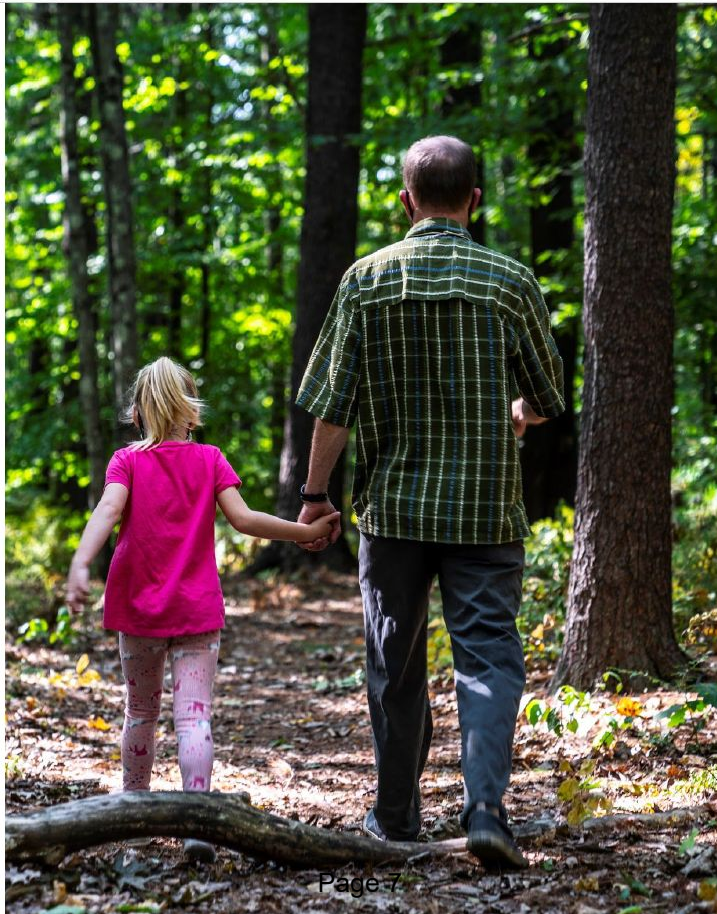
<https://www.portlandmaine.gov/347/Land-Bank-Commission>











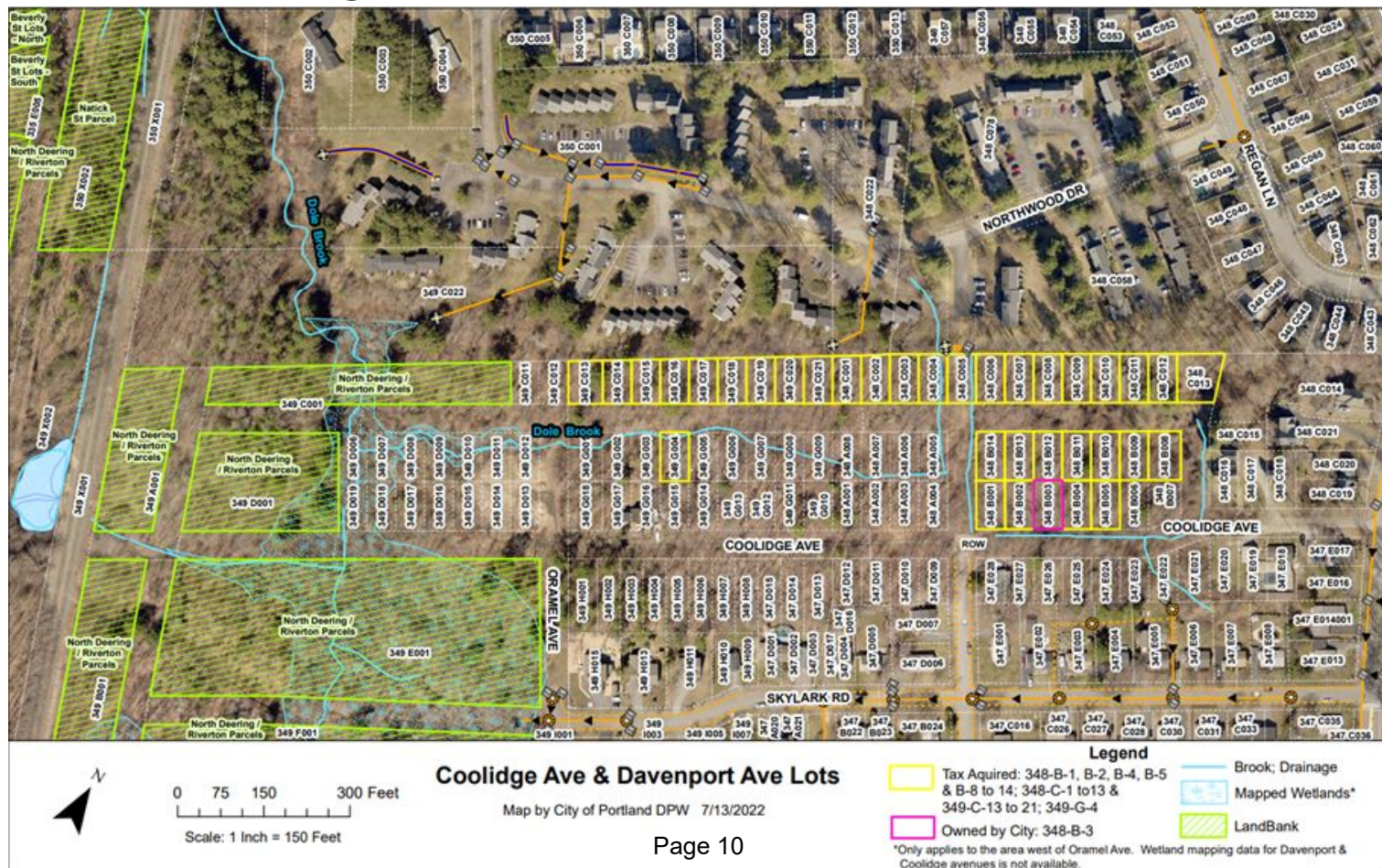
2021/2022 Land Bank Highlights

- **Redlon Woods.** Private and City owned parcels, remaining private parcels. Open space and water quality protection
- **Riverton Trolley Park.** Small but important to the park to maintain historic aspects and water quality protection for the Presumpscot Rvr.
- **1831 Washington Ave.** Active and passive recreation and open space (20+ acres).
- **Trail improvement and maintenance** in conjunction with the Parks Dept.
- **Green Space Gathering w/ Parks Commission**

LAND BANK COMMISSION DUE DILIGENCE FOR LAND ACQUISITION

- **Annual Report and List of Priority Parcels**
- **Due Diligence Scorecard**
- **Tax Acquired Parcels**
- **Regular discussions/review with Parks and other departments**

Balancing Open Space and Development



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Tax Acquired Parcel Review

12-2020 Foreclosure Listing for FY2019 Taxes

YEAR	PARCEL	LOCATION	CLASS CD DESC	SQ FOOT	TOTAL ASSESSED VALUE/BUILDING AND LAND	Notes	Color from last year	Color for this year
2019	013-P-025-001	13 MARION ST	TWO FAMILY	5,709	\$308,300			
2019	013-M-024-001	189 CONGRESS ST	RETAIL & PERSONAL SERVICE	5,009	\$140,300			
2019	017-C-009-001	105 MONUMENT ST	VACANT LAND	7,230	\$271,400	Developable lot		Red
2019	022-I-011-001	78 SMITH ST	SINGLE FAMILY	5,709	\$131,200			
2019	044-C-003-001	YORK ST	VACANT LAND	2,134	\$178,250	Developable lot		Red
2019	062-E-001-005	12 CARROLL ST	RESIDENTIAL CONDO	0	\$144,000			
2019	066A-F-011-001	86 ROBERTS ST	TWO FAMILY	0	\$798,300			
2019	083-E-043-001	19 SUNRISE LN	SINGLE FAMILY	0	\$194,800			
2019	085-L-008-001	139 SPRUCE AVE	VACANT LAND	10,018	\$454,400		Yellow	Yellow
2019	085-Q-014-001	25 ORWAY AVE	VACANT LAND	22,346	\$315,730		Yellow	Yellow
2019	085-U-006-001	60 ONWAY AVE	VACANT LAND	10,280	\$175,850		Yellow	Yellow
2019	085-V-007-001	5TH ST	VACANT LAND	26,266	\$198,350		Yellow	Yellow
2019	087-FE-012-001	18 CENTRAL AVE	SINGLE FAMILY	5,860	\$204,900			
2019	087-II-024-001	19 UPPER A ST	SEASONAL	6,795	\$182,800			
2019	087-R-001-001	540 ISLAND AVE	SINGLE FAMILY	11,840	\$114,000			
2019	092-F-002-001	20 EVERGREEN LANDING	TWO FAMILY	6,314	\$157,950			
2019	125-U-009-C01	3 CLAIRMONT CT	RESIDENTIAL CONDO	0	\$185,200			
2019	130-E-005-001	33 NORWOOD ST	SINGLE FAMILY	6,709	\$225,000			
2019	159-B-010-001	DUDLEY ST	VACANT LAND	6,011	\$274,050	Adjacent lot - could be developable but around Fall Brook		Yellow
2019	160-B-001-001	ROSEDALE ST	VACANT LAND	6,795	\$329,400	Adjacent lot backyard, around Fall Brook		Yellow
2019	160-D-036-001	DUDLEY ST	VACANT LAND	6,011	\$231,650	Same		Yellow
2019	160-D-040-001	DUDLEY ST	VACANT LAND	6,011	\$62,000	Same		Yellow
2019	160-D-042-001	DUDLEY ST	VACANT LAND	9,016	\$12,700	Same		Yellow
2019	162-U-004-001	36 NICHOL RD	SINGLE FAMILY	7,147	\$2,800			
2019	162-G-015-001	362 WASHINGTON AVE	TWO FAMILY	6,431	\$7,300			
2019	177-F-011-001	MOTLEY ST	VACANT LAND	5,009	\$3,600	Keep		Green
2019	177-F-012-001	MOTLEY ST	VACANT LAND	5,009	\$7,900	Keep		Green
2019	177-F-020-001	CAROLINE ST	VACANT LAND	5,009	\$5,100	Keep		Green
2019	177-F-021-001	CAROLINE ST	VACANT LAND	5,009	\$5,800	Keep		Green
2019	177-F-022-001	CAROLINE ST	VACANT LAND	4,573	\$5,100	Keep		Green
2019	183A-A-021-001	222 LUDLOW ST	VACANT LAND	6,506	\$5,100	Side yard		Red
2019	186-C-002-001	1235 CONGRESS ST	SINGLE FAMILY	16,117	\$7,700			
2019	200-C-001-001	PHILLIPS ST	VACANT LAND	9,147	\$3,700		Red	Red
2019	210-B-023-001	70 COBB AVE	RETAIL & PERSONAL SERVICE	4,965	\$3,700			
2019	228-A-017-001	1408 WESTBROOK ST	SINGLE FAMILY	14,721	\$3,700			
2019	272-N-032-001	PORTER AVE	VACANT LAND	3,615	\$3,700		Red	Red
2019	278A-A-006-001	12 BIRCHWOOD DR	SINGLE FAMILY	0	\$5,400			
2019	284-B-037-001	84 DEVON ST	SINGLE FAMILY	6,011	\$81,800			
2019	297-F-014-001	GOODALE ST	VACANT LAND	7,274	\$6,800		Red	Red
2019	306-A-001-001	LEIGHTON AVE	VACANT LAND	71,743	\$2,700		Red	Red
2019	309-D-041-001	84 ALDWORTH ST	VACANT LAND	10,018	\$5,800		Red	Red

Davis Family Pines: Extraordinary Natural Features



Balancing Multiple City Priorities: Housing + Green Space

