



Commission Members:

Baxter Miatke, Robert Foster, Daniel Herzlinger, Patrizia Bailey (Chair), Simon Rucker, Jon Kachmar, Brian Wasser

City of Portland
Land Bank Commission Agenda

October 11, 2023

5:00 PM

On the second Wednesday of the month at 5:00 pm, the Portland Land Bank Commission will hold a meeting remotely using Zoom.

The Land Bank Commission will conduct this meeting remotely via Zoom pursuant to the Remote Meeting Policy adopted by the Land Bank Commission. 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.

For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

Please use the link below to join the webinar:

<https://zoom.us/j/98497248698?pwd=QjJlOUdoaitxMHZsb1V4RzRZbE50QT09>

Passcode: LandB8nk!3

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or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782**

Webinar ID: 984 9724 8698

- I. Call to Order
- II. Citizen Comment Period
- III. Agenda Items
 - i. Acceptance of Meeting Minutes: 9/13/2023
 - ii. New Business~ Juniper Street Parcels
 - a. Secretary's Report
 - b. Treasurer's Report

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.



- iii. Old Business
- iv. Communications and Parcel Updates
 - a. Parks Report
 - b. Land Bank Commission Report
- v. Commissioner requests for Agenda Items
 - a. List of Land Bank Properties
- IV. Adjournment

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.



Commission Members:

Pat Bailey, Chair- Baxter Miatke, Treasurer (absent)- Simon Rucker, Secretary- Robert Foster, Daniel Herzlinger,- Jon Kachmar, - Brian Wasser, - Anna Trevorow (City Councilor)(absent)

Attendees: Ethan Hipple (absent)- Doug Roncarati

Admin Staff: Madeline Groeger

City of Portland
Land Bank
Commission Minutes
September 13, 2023

5:00 PM

On the second Wednesday of the month at 5:00 pm, the Portland Land Bank Commission will hold a meeting remotely using Zoom.

The Land Bank Commission will conduct this meeting remotely via Zoom pursuant to the Remote Meeting Policy adopted by the Land Bank Commission. 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.

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I. Call to Order: Pat called the meeting to order
***Note: This meeting was not recorded due to technical difficulties. ***

II. Citizen Comment Period

i. Emailed Citizen Comment-No emailed citizen comments

III. Agenda Items

Acceptance of Meeting Minutes: June 14, 2023- Minutes were passed by Simon, Robert, John, Pat and Dan.



New Business:

1. List of commission members should always include attendees, Ethan Hipple, Doug Roncarati, admin staff, absent or present.
 2. Jon would like to keep his citizen committee status as he is now working for Portland Trails and does not want to create conflict.
 3. Pat asked, "In July we received a list of available parcels. Has anyone received this list recently?" Simon is waiting to meet with the sub-committee. The sub-committee exists of: Simon, Doug and maybe Brian.
 4. A report will be supplied as an attachment at the next meeting.
 5. John mentioned a 4,000-sf piece of land that abuts Oat Nuts. The owner wants the Land Bank to purchase the parcel. Parcel is not developable but could be accessible off Summit Street. There is another separate parcel; not attached to any other parcel, at the end of Juniper Road.
 6. The end of Coolidge and Oramel may also be an option however, there may be contamination on this site.
 7. Pat asked when the Parks Department will be fully staffed, so the Land Bank signs can be put up throughout the city? Jon mentioned the Portland Trails crew may be able to assist.
 8. Pat asked if the vacant commission positions been advertised? What is the timing? What is the status?
 9. Simon stated, our North Deering Park Project was mentioned at this year's National Convention.
 10. Rob mentioned there will be a ribbon cutting at the new North Deering Park on 9/21/23 at 4:30pm.
 - a. Secretary's Report- no report supplied
 - b. Treasurer's Report- no report supplied
- ii. Old Business
- a. Update on hand carry boat launch - Baxter Miatke (absent)
Rob used the Westbrook boat launch and said, if we could emulate theirs we would be in great shape.
 - b. Jon may have a connection for some free dock components. Company's name is Custom Floats'.
 - c. Update on North Deering Park - Ethan Hipple (absent)
- iii. Communications and Parcel Updates
- a. Parks Commission Report- no report supplied
 - b. Parks Division Report- no report supplied



Commissioner requests for Agenda Items:

1. Pat asked if there were any updates on Davis Family Farm on the David farm Road? Jon has been having a difficult time connecting. Will revisit.
 2. Pat asked that a priority property parcel list be created. (There is a complete list on the past page of the annual report.) At the November meeting, bring a list one or two parcels, associated maps and the historic information for the group to review.
- IV. Adjournment- There was a unanimous vote to adjourn.

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2 | Land Bank
Commission
landbank@portlandmaine.gov



MadelineGroeger<mgroeger@portlandmaine.gov>

Observations On the 2023 City of Portland Parks CIP Process

1 message

'KarenSnyder'viaParks Commission <parkscommission@portlandmaine.gov>

Wed, Sep 6, 2023 at 11:58 AM

Reply-To: karsny@yahoo.com

To: "parkscommission@portlandmaine.gov" <parkscommission@portlandmaine.gov>, LandBank <landbank@portlandmaine.gov>

Dear Park Commissioners and Land Bank Commissioners,

In 2014, The "Save the Park" Referendum" was passed because the City Councilors at that time attempted to sell public land called Congress Square Park to a developer. This 2014 referendum that passed was designed to install greater check and balances in order to keep the city owned park land from being sold to a commercial business or commercialized.

However, now in 2023, it appears the same system that was approved by voters in 2014 which was installed to protect the parks systems from commercial business is now being used to commercialize the park system from within the systems designed to protect it. Unfortunately, this is especially true for the Eastern Prom. ***From my research, there is NO other historic park system where food trucks are permanently installed 7 days a week. Only in Portland is this type of commercialization to the park system being allowed.***

Evidence of this attempt to commercialize the park system can be seen in the way non-transparent way City of Portland Parks CIP process is currently designed by the timeline of events below.

Timeline of City of Portland 2023 Parks Dept CIP Process:

1. April 6, 2023- Parks Commission Meeting

- o CIP discussion with no attachment project detail.
- o Parks Commission • City of Portland Meetings & Agenda Portal • CivicClerk

2. May 6, 2023- Parks Commission Meeting

- o CIP discussion with no CIP project detail except for Hadlock Field.
- o Parks Commission • City of Portland Meetings & Agenda Portal • CivicClerk

3. June 1, 2023 - Parks Commission Meeting

- o No discussion on CIP
- o Parks Commission • City of Portland Meetings & Agenda Portal • CivicClerk

4. June 23, 2023- Parks Dept sent out email to ***The Friends of the Parks system and Neighborhood organizations*** wanting them to rank the proposed CIP projects in the Parks with no detail as to what the proposed projects consists of. (Seefollowing google drive link of letter) https://docs.google.com/document/d/1dxBm8biTgrl_Djv9DxMqTD_wyWPS1bld/edit?usp=sharing&ouid=104030899245828451031&rtpof=true&sd=true

5. July 6, 2022 - Parks Commission Meeting was canceled.

- Parks Commission: CANCELLED • City of Portland Meetings & Agenda Portal • CivicClerk
- No opportunity to address with Parks Commission the June 25th email that was due on July 21st.

6. July 21, 2023 - Parks Departments deadline for feedback to prioritize CIP Parks proposals that had no project detail.

It is to be noted for Eastern Prom, this year was a surprise \$2.75 million proposal allocated to Eastern Prom which was to make Cutter street ADA compliant although it appears this proposal is basically under the guise to install the food truck plaza in a more permanent capacity in order to commercialize the park system even more than it already is.

This \$2.75 million proposal was a graduate student end of term project which the Park Dept used as the basis for justifying the Cutter St ADA improvements. The following link provides the student project proposal detail that was used in the CIP process to justify the Cutter St improvements. https://drive.google.com/file/d/1DkdbgaKvc6MK-2_RuJaRsmH6t_PJQvmx/view?usp=sharing

As one can see above, the City of Portland Parks Dept CIP process was stretched out, opaque, no place for residents to view any of the project detail in an efficient since it was never attached in the earlier Parks Commission meetings. This most concerning part of this process was the short and hurried timeline to request CIP project prioritization of under a month for any Friends of Park or Neighborhood organization to barely meet one time and discuss, during the summer which knowingly most residents are at their busiest time of year and infrequently in meetings.

The US park systems are more important than ever and below is the Trust for Public Land definition. [Our Mission](#): Trust [for Public Land](#) ([IQL.org](#))

Quality parks and green spaces are fundamental for sustaining equitable, resilient communities. Access to nature and the outdoors-close to home, in the cities and communities where people live-is a matter of health, equity, and justice. That's why we work alongside communities across the country to create, protect, and steward the nature-rich places that are vital to human well-being.

We're driven by four commitments: equity, health, climate, and community.

Below is the City of Portland Parks Commission mission statement as I don't see commercialization of the park system as a good steward practice.

CITY OF PORTLAND PARKS COMMISSION MISSION STATEMENT

The Mission of the Portland Parks Commission is to advocate for the enhancement and stewardship of our parks and open spaces, to review and propose projects that impact parks and open spaces and recommend appropriate action, to foster collaboration among park users and the City, to promote public access and enjoyment of our parks and open spaces, and to advocate for public and private funding for parks and open spaces. Enjoy Portland for Life!

Source: Parks Commission | Portland, ME - Official Website (portlandmaine.gov)

I can only "hope" in the future the groups which are supposed to protect the parks from all types of commercialization begin to focus on respecting the natural and community aspect that is essential to park systems and not just seen as a tool for commercialization which only corrupts and pollutes the park system.

Regards,

Karen Snyder

Waterville St Resident.



Commission Members:

Chair Pat Bailey, Jayne Foley, Daniel Herzlinger, Robert Foster, Jon Kachmar, Simon Rucker, Baxter Miatke, Brian Wasser, and City Councilor Anna Trevorrow

City of Portland
Land Bank Commission Agenda

June 14, 2023

5:00 PM

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or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782**

Webinar ID: 984 9724 8698

- I. Call to Order
- II. Citizen Comment Period
 - No comments
- III. Agenda Items
 - i. Acceptance of Meeting Minutes: May 10, 2023
 - Minutes were passed unanimously.

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ii. New Business

a. Secretary's Report

- Simon Rucker updated the Google Drive, primarily with hand carryboat launch updates.

b. Treasurer's Report

- The report was deferred due to the treasurer not being present.

iii. Old Business

a. Update from Baxter Miatke on hand carried boat launch discussion

- Simon Rucker gave a brief update in Baxter's absence. Still waiting on an estimate from EZ Dock to build out the budget.
- Ethan Hipple asked about getting a quote for a fixed versus a floating dock or longer dock for low tide. Baxter does not believe there will be a significant difference in cost.
- Simon: How often do people go out at low tide? Do we need a dock that goes out to the lowest tide area? We can get public input from paddleboarders, kayakers, etc.
- Jon touched base with Harbor Master.

b. Update from Ethan Hipple on North Deering Park (5 minutes)

- Today was the closing for North Deering Park. \$800k purchase price was funded by several different sources, including the Land Bank.
- 24 acres, including athletic field and open space
- Next phase is developing trails
- Grand opening later this summer or fall

iv. Communications and Parcel Updates

a. Parks Division Report

- Ethan reported on vacancies in the department, some key openings are for City Arborist and Director of Cemeteries and Historical Projects
- New position included in the budget is Assistant Parks Director to oversee operations, such as signage, fencing, trail repairs, etc.
- Encampment update: since the report was written the number of encampments has increased from 132 to 184 (some on Land Bank properties, such as Fore River Preserve), Encampment Crisis Response Team (ECRT) focused on finding shelter and housing opportunities
- Jon to Ethan: Are you the only Parks & Recreation employee on the ECRT? Yes, Ethan heads the Logistics Committee. It is a collaborative effort involving different organizations and departments.

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b. Parks Commission Report

- Jon: Jon will be more involved in the Land Bank Commission and step back from the liaison role between the Parks and Land Bank Commissions.
- Ethan described the role of the Parks Commission: advises the Parks Department on what projects should be prioritized in the Capital Improvement Plan based on community outreach, hosts Green Space Gathering, advise on major policy changes within Parks
- Jon explained the role of liaison – communicates relevant information between the Parks and Land Bank Commissions.
- Robert Foster self-nominated for the role of liaison. Liaison will need to be voted in by both the Land Bank and Parks Commissions, since they are a voting member in both. The City Clerk will be consulted to determine the appropriate steps for Robert to become liaison.
- Robert Foster was voted in unanimously for the role of liaison by the Land Bank Commissioners.
- Other updates from Jon: new weekly concert series on the Western Prom starting July 12, informed Commissioners about Brad Roland's presentation on the Back Cove South Storage Facility project
- Discussion about restoration of Capisic Pond area
- Jon discussed parcels of interest: Davis Farm property (12 acres, Jon is waiting to meet with out-of-state owner), parcel adjacent to many Land Bank properties off of Coolidge Avenue (could be used for parking/access to the other properties)

v. Commissioner requests for Agenda Items

- No requests

IV. Adjournment

- Unanimous vote to adjourn the meeting.

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MEMORANDUM

TO: COTAPC
FROM: Lori Paulette
DATE: September 22, 2023
SUBJECT: 0 Juniper Street – 394-E26-27-51-52

Zoning had been contacted by the owner of this property Shirley Dunham, and then referred her to me as she is interested to know if the City would like to buy back this property it sold to her in 1996; see her attached email.

The subject property abuts property known as “Oat Nuts Park” in the North Deering section of the City behind Summit Street. The Land Bank Commission has been piecing these properties together and have them in the Land Bank. See attached map showing the Land Bank properties in Green and the approximate location of Ms. Dunham’s property.

In addition, I have attached a couple of GIS maps showing Dunham’s vacant land property, which also has single-family residences on either site and then the Oat Nuts Park property abutting the rear of these properties, as well as the status of Juniper Street – paper street status as of 2017.

Ms. Dunham’s property contains 4,000 sq. ft. so is unbuildable in the R-3 Zone which requires a minimum of 6,500 sq. ft. It has an assessed value of \$5,950. I don’t readily have the file from 1996 available so I don’t have information on her purchase price.

This item is for discussion and any consensus on whether there is interest in acquiring this property or not.



Lori Paulette <ljn@portlandmaine.gov>

Re: Juniper Street vacant land 394-E-26-27-51-52

Lori Paulette <ljn@portlandmaine.gov>
To: shirleydunham@me.com

Fri, Sep 22, 2023 at 9:18 AM

Good morning Shirley,

I understand you are curious if the City would be interested in purchasing back from you 394-E-26-27-51-52.

I will check in with a couple of Departments and determine if there interest or not and get back to you...Lori

Lori J. Paulette
Principal Administrative Officer
Housing and Economic Development Dept.
City of Portland
389 Congress Street
Portland, ME 04101
ljn@portlandmaine.gov
(207) 874-8683
www.portlandmaine.gov



From: **Shirley Dunham** <shirleydunham@me.com>
Date: Tue, Sep 5, 2023 at 3:19 PM
Subject: Re: Juniper Street vacant land 394-E-26-27-51-52
To: Matthew Coldwell <mcoldwell@portlandmaine.gov>

Hello again,

I am wondering if you would know who I would contact to inquire if the City Of Portland would have any interest in buying this land (which I purchased from them in 1996) back? I know they own a lot of the parcels around there and it also might make a great parking area for the nearby Portland Trail.

Thanks for any assistance,
Shirley

On Nov 29, 2022, at 2:18 PM, Matthew Coldwell <mcoldwell@portlandmaine.gov> wrote:

Dear Shirley Dunham,

Thank you for your email. I apologize for the delay in response. Zoning does not regulate street requirements. You would want to speak with Public Works for confirmation, but yes the street, sidewalks and curbs would need to be brought up to the standards found in [Chapter 1 of the City's Technical Manual](#) in order to build a residential structure on this property.

I have attached Table 7-A which lists the dimensional standards in each residential zone. 394 E026001 is in the R2 zone. The minimum lot area in the R2 zone for a residential structure is 10000 SF. The area of the lot is 4000 SF. The lot size is not large enough to build on. This would not qualify for a lot of record either as the minimum lot size for a lot of record that has existed since 6/5/1957 is 5000 SF. I do not believe this lot can meet the dimensional standards or the street standards for a structure to be built on it.

Please let me know if you have any questions.

Thank you,

Mac

Mac Coldwell

City of Portland
Zoning Specialist
Permitting & Inspections Department
389 Congress ST, Room #315
Email: mcoldwell@portlandmaine.gov
he/him

On Tuesday, November 8, 2022 at 11:57:59 AM UTC-5 Shirley Dunham wrote:

Hello,

I own a piece (or actually 4 small lots?) of vacant land on Juniper Street in Portland. I used to live at 19 Juniper Street and purchased this abutting piece of land from the City of Portland in 1996, with plans to add a garage.

Later that year, I purchased a home on Summit Street and subsequently sold the home on Juniper Street.

All these years later, I find myself living on Social Security disability and without a home.

I am not knowledgeable regarding property matters and am hoping to get information/direction about the possibility of perhaps building a small (600-800 sq ft) home on this currently non-buildable (40' x 100') lot.

Having lived in Portland my entire life, I understand that Portland is experiencing a housing shortage and that innovative changes have been occurring in regards to housing development.

Is there someone who could explain the possible uses for this land and if there is any possibility of realizing my dream of building here?

Also-a few years back, land on the opposite side of Juniper Street was for sale and I was told that anyone building would have to pave the street and install granite curbing, etc.-is this a fact?

I read about many rules but Juniper Street is a dead end dirt road (i've also heard the term 'paper street' ?) with only 4 homes and wonder if these same rules would still be applicable if perhaps, a variance could be obtained?

I'm not sure what else to add other than I'm limited in resources and hoping for direction please.

Tax Account # 40486
Book 10266
Page173
394-E-26-27-51-52

Thanks for any assistance that you can offer,

Shirley Dunham
[207-650-1275](tel:207-650-1275)

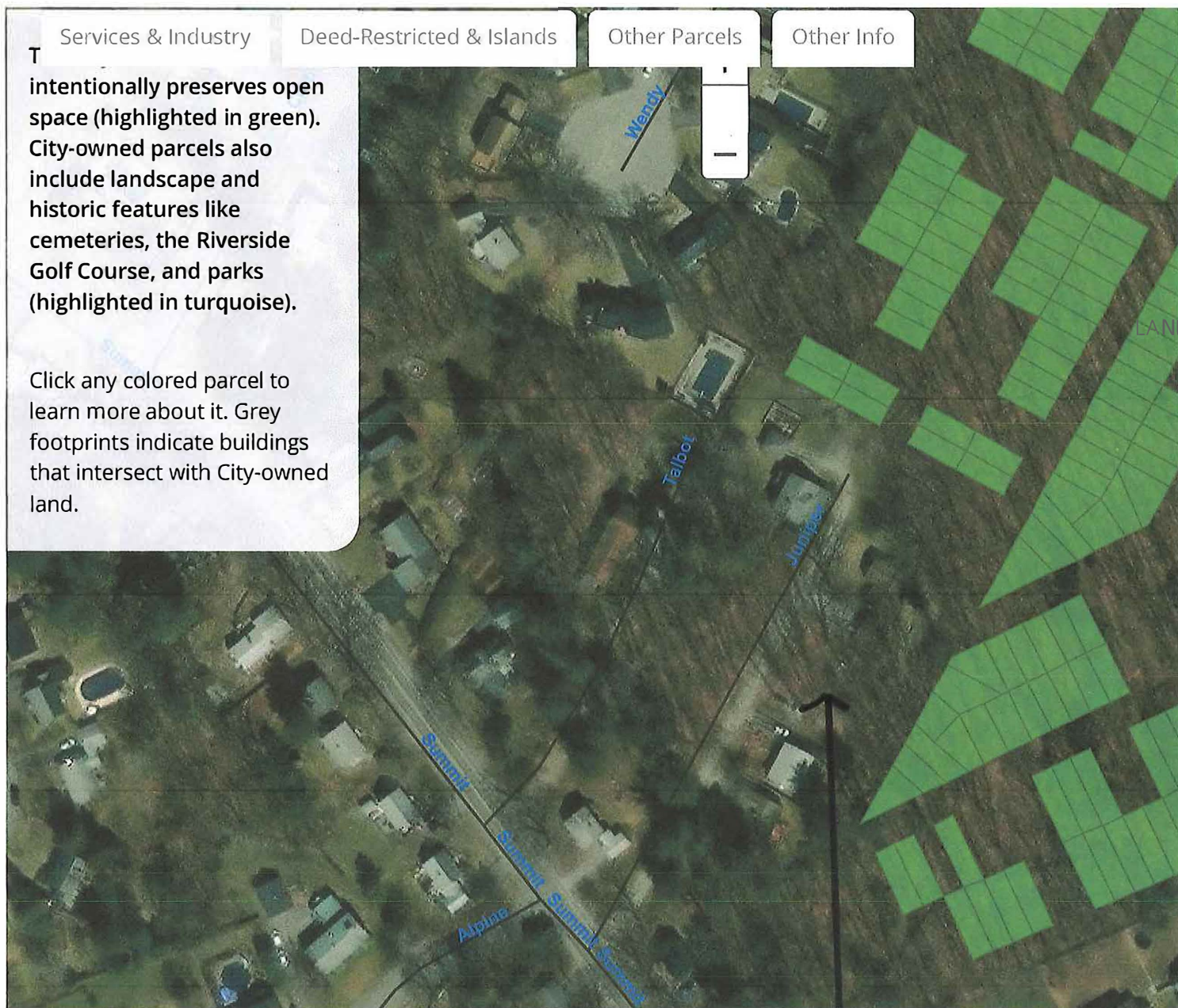
Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.<Table 7A-article 7-ch 14.pdf>

City-Owned Land in Portland

A Story Map   [DISCLAIMER](#)[City-Owned Parcels](#)[Parcels Categorized](#)[Land Bank / Parklands](#)[Schools](#)[Services & Industry](#)[Deed-Restricted & Islands](#)[Other Parcels](#)[Other Info](#)

intentionally preserves open space (highlighted in green). City-owned parcels also include landscape and historic features like cemeteries, the Riverside Golf Course, and parks (highlighted in turquoise).

Click any colored parcel to learn more about it. Grey footprints indicate buildings that intersect with City-owned land.

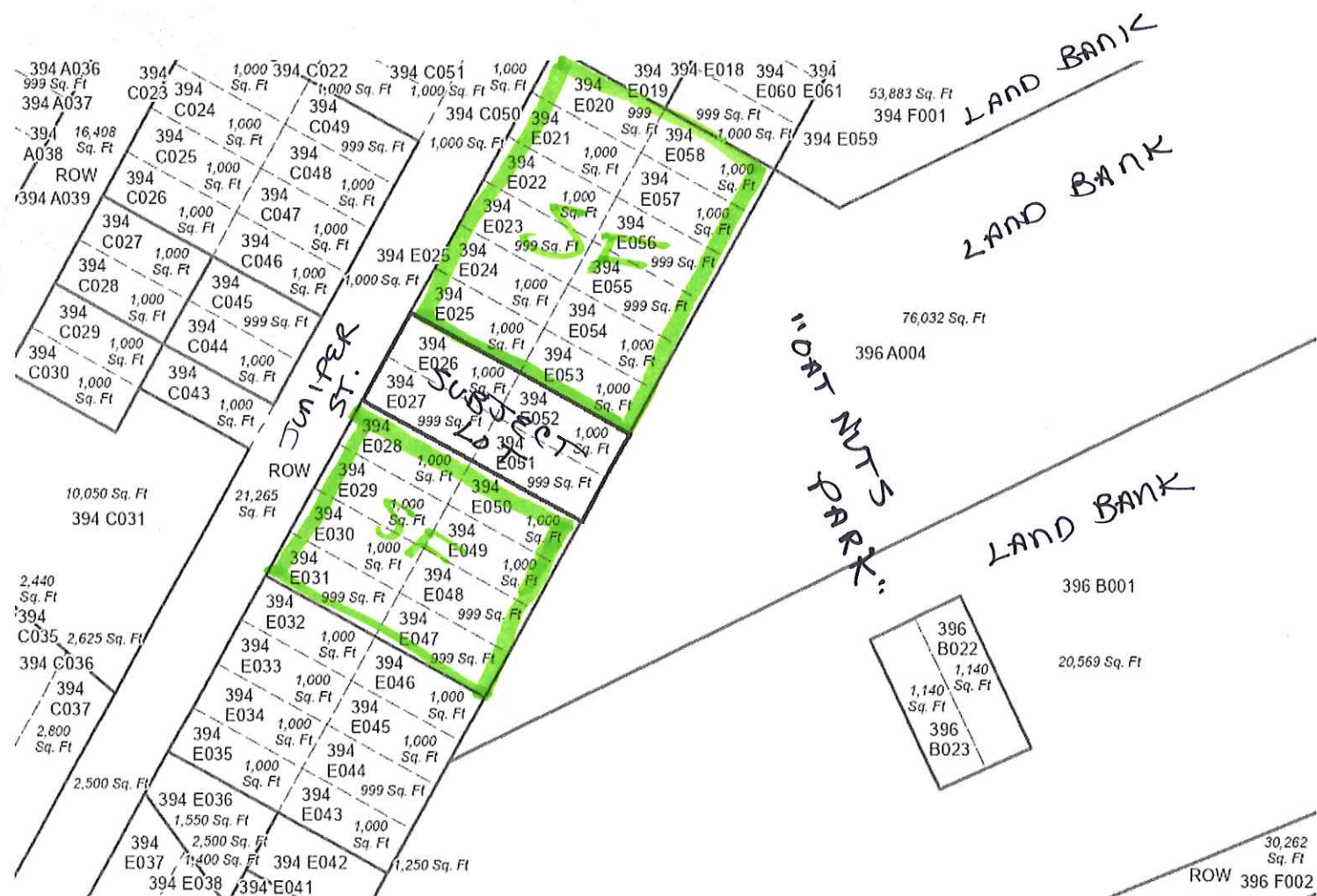


Approximate location of Shirley Dunham's property
identified as 394-E-26-27-51-52



Subject Lot is 394-E-26-27-51-52 owned by Shirley Dunham who purchased it from the City in 1996 and is now interested to determine if the City would like to purchase it back in an email from her of 9/5/2023.

SF = Single-Family Residence



CITY OF PORTLAND-PAPER STREET PROJECT

<u>STREET</u>	<u>SUBDIVISION NAME</u>	<u>REGISTRY OF DEEDS</u>		<u>2017 STAFF RECOMMENDATIONS</u>	<u>2017 COMMENTS</u>
		<u>BOOK</u>	<u>PAGE</u>		
Idaho Street	The Pines - Section A	16	29	Continue	Continue from the end of the 1968 accepted portion of Idaho Street in a southeasterly direction to the end.
Iffley Street	Portland Villa Sites	14	7	Continue	
Illinois Avenue	The Pines - Section D Revised	17	7	Continue	Continue from Virginia Street northeasterly to the northeast side of Montana Street.
Illsley Street	Plan of L.W. Dyer	7	2	Continue	
Indiana Avenue	The Pines - Section B	16	41	Vacate	
Jackson Boulevard, Cushings Island	Whitehead Passage Subdivision	106	9	Continue	
Jersey Avenue	The Pines - Section C Revised	17	6	Continue	Continue from Virginia Street northeasterly to the northeast side of Montana Street.
Jewel Road, Peaks Island	Oceanside Project Section 2	92	39	Continue	
John Street, Peaks Island	Estate of Luther Sterling	516	210	Continue	
Joseph Avenue	Washington Terrace	13	72	Continue	
Juniper Road, Peaks Island	Skillings Farm	11	99	Continue	
Juniper Street	Oatnuts Park	9	103	Continue/Vacate	Continue from Summit Street in a northeasterly direction to the northeasterly line of Lot # 226 on PB 9_103. Vacate the remainder northeasterly of the northeasterly line of Lot #226.
Kansas Avenue	The Pines - Section D Revised	17	7	Continue/Vacate	Continue from Virginia Street southwesterly to the easterly corner of Lot #1484 on PB 17_7. Vacate from the easterly corner of Lot #1484 southwesterly to Ray Street.
Kentucky Avenue	The Pines - Section B	16	41	Vacate	
Kervin Street	Portland Gardens	12	23	Continue	Name changed from Gay Street to Kervin Street.
King Street	Frost Villa Sites	14	25	Continue	
King Street	Avalon Highlands	12	11	Continue	
Label Street [sic] Avenue	Pine Tree Terrace	30	29	Continue	
Lane Avenue	Pine Tree Terrace	30	29	Continue	
Ledgewood Street, Peaks Island	Robert F. Skillings	11	101	Continue	
Lee Street	Forest Hills Extension	15	41	Continue	
Levia Street	Brighton Avenue Terrace	11	13	Continue	

Exhibit C - Current Land Bank Commission High Priority Parcels

HCP-1 Glickman, GDI
HCP-9 Brackett St Lots at Indian Trail, Peaks
HCP-11 Riverton Trolley Park Parcels
HCP-12 Verizon/Fairpoint Pines
HCP-13 Redlon Road Parcels
HCP-15 Stroudwater River Corridor
HP-3 ACE Griffin's Cove, Cliff Island
HP-4 Kensington St Parcel
HP-6 RPZ 1601-1660 Congress Street
HP-7 Waynflete School Property
HP-9 MTA Land Holm Ave
HP-10 PTC Land Holm Ave
HP-11 410 Auburn St
HP-12 1831 Washington Ave
HP-13 Rocky Hill
HP-15 Land West of Murray St
HP-19 Inter-urban Line
HP-21 Fore River Corridor on Yellowbird Ln
HP-24 Salem St Parcels