

City of Portland
Land Bank Commission Agenda

The Land Bank Commission is responsible for identifying and protecting open space resources with 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:

Alaina Chormann, Anna Trevorrow (City Councilor), Baxter Miatke, Daniel Herzlinger, Evan Ferguson-Hull, Jon Kachmar (Chair), Michael Carey, Michael Scrameyer, Robert Foster, Simon Rucker.

City Staff: Ethan Hipple (Parks, Recreation, and Facilities Director), Doug Roncarati (Public Works-Stormwater Coordinator), Jessica Teesdale (PRF Sr. Executive Assistant)

September 11, 2024

5:00 PM

On the second Wednesday of the month at 5:00 pm, the Portland Land Bank Commission will hold a meeting at City Hall in the Kippy Richardson Conference Room 24 located on the ground level.

The Land Bank Commission will conduct this meeting in-person. Public comments may only be submitted in person or in writing. To submit written public comment on an agenda item, email landbank@portlandmaine.gov. Submissions must be received by 12:00 pm the day before the Land Bank Commission meeting to guarantee their inclusion in the agenda packet. All submissions must include the person's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

To view this meeting please visit the Livestream link:

<https://portlandme.portal.civicclerk.com/event/6840/media>

- I. Call to Order
- II. Citizen Comment Period
 - i. Land Bank Public Comment Emails 6.11.2024-9.10.2024
- III. Agenda Items
 - i. Acceptance of Meeting Minutes: June 12, 2024
 - ii. Commissioner Introductions
 - Land Bank Mission
 - Objectives from 2024 annual report
 - 2025 priorities
 - Commissioner terms
 - Meeting protocols and shared drive best practices
 - iii. New Business
 - a. Secretary's Report
 - b. Treasurer's Report

City of Portland
Land Bank Commission Agenda

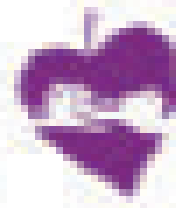
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- c. Holbrook Parcel action item
 - iv. Old Business
 - a. Stroudwater Dock Update
 - v. Communications and Parcel Updates
 - a. Parks Division Report
 - b. Parks Commission Report
 - c. Land Bank Project Assignments
 - vi. Commissioner requests for Agenda Items
- IV. Adjournment



FRIENDS OF
THOMAS PARK



UNIVERSITY
NEIGHBORHOOD
ORGANIZATION

PRESENT THE

THOMAS PARK

11TH

ANNIVERSARY
CELEBRATION

SUNDAY
SEPT 15

— 2 0 2 4 —

11AM - 1PM

64 BURNHAM ST.

— FEATURING —

MUSIC

PARK SIGN REVEAL

SPECIAL GUESTS

REGINA PHILLIPS

ELIAS THOMAS III

HERB ADAMS





September 4, 2024

Dear Portland Park Commission Members, Portland Park Conservancy, Portland Parks and Land Commission Members,

We warmly invite you, along with all residents of Portland, to join us for the Thomas Park 111th Anniversary Celebration on Sunday, September 15th, from 11:00 AM to 1:00 PM at Thomas Park, 64 Burnham Street in Portland, Maine. This event is hosted by Friends of Thomas Park, the Libbytown Neighborhood Association, and the University Neighborhood Organization. In case of rain, the event will be held at Rise Church, 1047 Congress Street, across from Thomas Park.

This historic event will feature prominent speakers and guests, including Portland City Councilor Regina Phillips, District 3; Elias Thomas III; Portland Historian Hon. Herb Adams; and members of the Thomas Family for the Thomas Park Sign Reveal and Dedication and Thomas Park Award Certificates. The celebration will also include music and light refreshments. Please see the attached poster for more details.

Founded in 1913 by the Elias Thomas Family, Thomas Park was a generous gift to the City of Portland for just \$1.00. The deed ensures that this green space will forever remain a public park. Nestled in the heart of the Libbytown Neighborhood, it is encircled by a ring of Linden trees, offering a serene oasis for the community.

Friends of Thomas Park is committed to protecting and enhancing this green space for the enjoyment of present and future generations. No longer a "ghost park," Thomas Park, once cherished by thousands, will once again become a beloved destination. My great-great-great-grandfather Elias Thomas's family gifted this land to the City of Portland one hundred and eleven years ago. It brings my family great joy to see this once sleepy park experiencing a renaissance, reimagined for equal access for all to use and appreciate.

We plan to accept City of Portland Proclamation 7-24/25, which honors the 111th anniversary of Thomas Park, at tonight's City Council meeting. This proclamation, sponsored by Mayor Mark Dion, is deeply appreciated, and we are excited to share it with you. Please see the attached document for more information.

We look forward to seeing you on September 15th at Thomas Park. If you have any questions, please feel free to email us anytime. Visit us on Facebook: [Friends of Thomas Park](#).

Sincerely,

Heather Beaupre
President, Friends of Thomas Park
Phone: (207) 432-0212
Email: Friendsofthomaspark@gmail.com

P R O C L A M A T I O N

RECOGNIZING

THE 111TH ANNIVERSARY OF

THOMAS PARK

WHEREAS, Thomas Park, a public city park connecting the Libbytown neighborhood, businesses, religious entities will celebrate its 111th Anniversary on Sunday, September 15, 2024, having been established by the City of Portland in 1913; and

WHEREAS, Thomas Park strives to be an equal access green space for any member of the public to gather for celebrations, recreation, revitalization, play, and exploration, providing people from all walks of life access to nature; and

WHEREAS, Thomas Park amenities, including linden trees, electrical access, and architectural lighting in the tree canopy create an attractive gateway to the City of Portland, and expand opportunities for connections between people and the outdoors; and

WHEREAS, The Friends of Thomas Park, in cooperation with the Libbytown Neighborhood Association, University Neighborhood Organization, and Portland Parks, Recreation, and Facilities, share the vision to care for and activate Thomas Park, helping to enhance the role of the park in the lives of Portland residents; and

WHEREAS, Friends of Thomas Park, the Libbytown Neighborhood Association and the University Neighborhood Organization, organized this historic event to help residents celebrate the 111th anniversary of the Park and learn about its history from Herb Adams, Portland Historian; Regina Phillips, City Councilor; and Elias Thomas III and Heather Beaupre, direct descendants of the Elias Thomas Family, who generously gave this triangle shaped land between Lowell, Burnham and Congress Street to the city of Portland for \$1.00; and

NOW, THEREFORE, BE IT RESOLVED, THAT I, Mark Dion, Mayor of the City of Portland, Maine, and members of the Portland City Council, do hereby recognize Thomas Park on the 111th Anniversary of its inception, and express my appreciation for the Friends of Thomas Park, Libbytown Neighborhood Association and the University Neighborhood Organization's outstanding community service work and dedicated stewardship of this treasured public resource.

Signed and sealed this 4th day of September, 2024



Mark Dion, Mayor
City of Portland



Jessica Teesdale <jteesdale@portlandmaine.gov>

Land Bank Commission Invitation to Thomas Park 111th Anniversary Celebration Sept. 15, 2024

'Carol Schiller' via LandBank <landbank@portlandmaine.gov>

Reply-To: schiller.carol@yahoo.com

To: landbank@portlandmaine.gov

Cc: Heather Beaupre <htbeau@atlanticbb.net>

Wed, Sep 4, 2024 at 10:25 AM

Hello Land Bank Commission,
Could you please share with your members and include in your meeting agenda our Thomas Park 111th Anniversary Celebration, Poster and City of Portland Proclamation recognizing Thomas Park.

Thank you,

Carol Schiller

3 attachments



FTP_8.5x11_PRINT.jpeg
157K

PDF Park Commission Invite FOTP.pdf
200K

Thomas Park.pdf
406K



Land Bank Commission June 12, 2024 Meeting Minutes

Jon Kachmar called the meeting to order at 5pm

Present Commission Members: Baxter Mitake, Jon Kachmar, Daniel Herzlinger, Alaina Chormann, Michael Scrameyer, Robert Foster

Not Present: Simon Rucker, Anna Trevorrow

Staff: Ethan Hipple (Parks, Recreation, and Facilities Director), Doug Roncarati, Jessica Teesdale

Call to Order

Citizen Comment Period

Jon Kachmar opened the floor to public comment. The following member of the public spoke:
Steve Morganstein of 52 Morgan street

Agenda Items

Acceptance of Meeting Minutes: May 8, 2024

Motion was made by: Daniel Herzlinger

Seconded by: Baxter Baxter Maitke

Passage: 6/0

New Business

Land Bank Project Assignments:

- Staff (Jess Teesdale) to make a list of project assignments discussed
- Rocky Hill- Jon Kachmar and Baxter Miatke
- Davis Pines- Jon Kachmar and Alaina Chormann
- Coolidge/Davenport- Daniel Herzlinger
- Murray St.- Daniel Herzlinger and Simon Rucker
- Redlon- New Member
- Hope Ave.- Michael Scrameyer

- Stroudwater Bridge–City Staff are working on this project. There is a recreation easement on the Stroudwater preserve property. When the project is complete the property will be gifted to the city and added to the Land Bank. Fundraising is underway to close the gap in project cost.
- Stroudwater Boat launch– Baxter Miatke

Old Business

- Stroudwater Boat Launch–Baxter Miatke gives a Stroudwater Boat Launch project presentation. Check with Jon Giles DPW permitting archivist and Harbormaster to inquire about permitting. Identify the project manager and set up a public meeting. This item will be added to the August LandBank Agenda for a vote to allocate funds. Ethan will check with the corporation council to verify the expenditure is allowable.
- Coolidge & Davenport Ave.–Ethan provides an update on this project with an overview of COTAPC . Doug Rocarati emphasizes the hydrogeomorphological studies that DPW stormwater divisions are in process. Any sewer projects would require a lift pump. Alaina Chormann stressed preservation of the wetlands. Robert Foster suggests preserving all of the property for ecological reasons. Jon Kachmar recommends adding the property to the land bank. Motion to recommend preserving all parcels of Coolidge & Davenport property
 - Consensus: Land bank does not favor marketing all of the Coolidge & Davenport parcels for sale. First preference would be to preserve all of the parcels in the Land Bank. Second preference would be to carve off the upland parcels for development. *Consideration to wetland setback provision
- Rocky Hill on Quarry Rd.–Baxter provides updates on the Rocky Hill maps. Property is divided into 4 separate parcels. Assessed value on the primary parcel is \$162,000. The primary parcel owned by JB brown and cliffs would be of interest. The scorecard is based on the primary parcel. Possible grant funding available through Access Fund for the cliff side.
- Murray St.–Table for future meeting
- Davis Family Pines–Table for future meeting

Communications and Parcel Updates

Secretary's Report–Simon not present

Treasurer's Report–Baxter Miatke \$450,389.63

Parks Division Report-Ethan provides an update on the GreenSpace Gathering and an Encampment update.

Parks Commission Update-Robert foster provides a GreenSpace Gathering update. Panel discussion with Portland Wheelers, Libbytown neighborhood association, and Portland Trails. Topic was access and inclusion and how to make accessibility to parks safer.

Commissioner requests for Agenda Items

Stroudwater Boat Launch vote to allocate LBC funds up to price tag

Coolidge Davenport motion to recommend preserving all parcels

Murray St.-Table for future meeting

Davis Family Pines-Table for future meeting

Adjournment

PARID: 335 E014001
WHIPPLE ARTHUR

0 HOLBROOK ST

Parcel	
Parcel ID	335 E014001
Property Location	0 HOLBROOK ST
Unit	
Living Unit	
Land Use Code	40 - VACANT LAND
	Verify legal use with the Zoning Office
Land Area (acreage)	.308
Land Area (square footage)	13416
Notes	335-E-14 TO 17
	HOLBROOK ST
	NEWTON ST
	13418 SF
Utilities	7 - NONE
	-
	-

Owners	
Owner	WHIPPLE ARTHUR
Address	31 E GRAND AVE # 30
City, State, Zip	OLD ORCHARD BEACH ME 04064
Deed Date	0
Book	
Page	

Assessed Values	
Land	\$10,700
Building	\$0
Total	\$10,700
Homestead / Veterans Exemption	\$0
Other Exemptions	\$0
Taxable Value	\$10,700

Sales History					
Date	Price	Grantee	Grantor	Book	Page
01/01/1800	\$0	WHIPPLE ARTHUR			

Assessment History						
Year	Land	Building	Total	Standard Exemption	Other Exemption	Taxable Value
2023	\$10,700	\$0	\$10,700	\$0	\$0	\$10,700
2022	\$10,700	\$0	\$10,700	\$0	\$0	\$10,700
2021	\$10,700	\$0	\$10,700	\$0	\$0	\$10,700
2020	\$10,700	\$0	\$10,700	\$0	\$0	\$10,700
2019	\$10,700	\$0	\$10,700	\$0	\$0	\$10,700
2018	\$10,700	\$0	\$10,700	\$0	\$0	\$10,700
2017	\$10,700	\$0	\$10,700	\$0	\$0	\$10,700
2016	\$10,700	\$0	\$10,700	\$0	\$0	\$10,700
2015	\$10,700	\$0	\$10,700	\$0	\$0	\$10,700
2014	\$10,700	\$0	\$10,700	\$0	\$0	\$10,700



Received 7/23/2024
LP

City of Portland
Application for Donation of Property to the City

Please complete this form and email it back to ljn@portlandmaine.gov

If you have any questions regarding this form, please contact the Housing and Economic Development Dept. at (207) 874-8683, or via email at ljn@portlandmaine.gov

335-E- Lot 14, 15, 16, 17

I. Property Details for donation to the City:

Chart, Block & Lot Number(s): 335-E- Lot 14, 15, 16, 17
(From Assessor's Maps)
(Phone number for City Tax Assessor's Office (207) 874-8486)

Property Address: Holbrook St Newton St

Land Assessed Value: 10,700

Building Assessed Value: 0 No Building

Total Assessed Value: \$ 10,700.00

Yearly Taxes to City: 156.73

No. of Years you have owned this property: approximately 28-30 years

If other than land, please describe: _____

II. Applicant Information

Name ARTHUR WHIPPLE Email arthur.whipple@yahoo.com
Address 31 East Grand Ave #30 Old Orchard Beach, ME
04064

Years at current address 10

Phone 207-615-9607

Are you or have you ever been employed by the City of Portland? NO

If yes, indicate dates employed and position: Date: _____

Position _____ Dept. _____

Please list any relatives employed by the City of Portland

NONE

V. Contingencies

If there are any contingencies as part of the proposed donation, please indicate below

NO

VI. Applicant's Acknowledgement

The applicant acknowledges that this is an application for the purpose of donating property and only represents an expression of that interest. The applicant further acknowledges that all donations of property may require final approval by the Finance Director, City Manager, Housing and Economic Development Committee or Land Bank, and the City Council. This document is merely an expression of interest on the part of the applicant.

The Donor may be required to sign a Donation Agreement.

Arthur Whipple
Applicant Signature

June 18, 2024
Date



CITY OF PORTLAND
Parks, Recreation & Facilities Department
Ethan Hipple, Director

CITY OF PORTLAND
Parks, Recreation & Facilities Department
Alex Marshall, Parks Director

Memorandum

TO: Parks Commission and Land Bank Commission

FROM: Alex Marshall, Parks Director, Parks, Recreation and Facilities Department

SUBJECT: Parks Division Update

DATE: July/August 2024

Parks Division Staffing

- Total Budgeted positions in Parks Division: 39
- Vacancies:
 - Parks Project Manager
 - Park Ranger
 - Forestry Supervisor

Citywide Unhoused Report

At this time there are 31 encampments citywide which is down from 43 at the beginning of August. Overall, in 2024, City Staff (primarily Rangers), have tagged and removed 518 tents citywide with the first record being the January resolution of Harbor View's 92 tent sites. Last year in August there was a high of 257 tents recorded around the city. Park Rangers continue to tag and remove between 10-30 tents from City land each week, and conduct a thorough clean up afterwards. There continues to be steady capacity available at the shelter which allows staff to continue to tag and remove tents on public property.

Kiwanis Pool

The Kiwanis Pool replacement project has taken a brief pause as staff work to locate the remaining funds to execute the project as planned.

Fitzpatrick Stadium Improvements (via Hearts of Pine)

The Hearts of Pine began improvements to Fitzpatrick Stadium before their inaugural season in the Spring of 2025. This initial phase of work consisted of running utilities down to the location where the locker rooms will be installed behind the visitor bleachers. With this utility work came stormwater drainage improvements to the site that staff have been working towards over the last few years, and were able to piggyback on the USL project to accomplish the stormwater goals. Additional work being done before next Spring consists of press box improvements, upgraded field lights to LED, new turf, home and away locker rooms and new removable field goal posts. The remainder of these improvements will be happening after the Fall sports season has concluded at the end of November 2024.

Forestry Tree Planting

The Forestry Team got a late jump on tree planting in 2024 due to the April ice storms that devastated

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Parks, Recreation & Facilities Department
Ethan Hipple, Director

CITY OF PORTLAND
Parks, Recreation & Facilities Department
Alex Marshall, Parks Director

many street trees citywide.

Year to date, the following trees have been planted:

- Annual City-wide Tree Planting, conducted by Forestry Team: 105 to date, out of 150 planned. To be completed in the fall
- Bayside Tree Planting Blitz: 110 out of 150 planned. To be completed in the fall. American Rescue Plan and Community Development Block Grant funds were used for this supplemental planting in a high need area.

Stroudwater and Clark Street Playgrounds Renovated

Over the course of Winter 2023 and Spring/Summer 2024, the city's playgrounds team spent some time redesigning and constructing two new playground elements at the Stroudwater and Clark Street playgrounds. They constructed most of the pieces inside their shop before moving them out to their respective playgrounds where they are currently getting a lot of love from the community.

Portland Youth Corps Recap

The Portland Youth Corps completed another successful season as two groups of 13 Portland Students (26 total) aged 14-18 completed an intensive 4 week program all over the greater Portland area. These students got to experience a wide variety of activities from a few days and nights at the Ecology School, to helping Dr. Klak with his American Chestnut Farm, to building .24mi of new wooded trail from scratch or restoration habitat at Ft. Gorges, Jewell Island and East End Beach. Many of these experiences were coupled with an exciting activity such as kayaking, boating or camping. The conclusion of the Summer included a white water rafting trip up in Caratunk.

Park Projects and Department Updates

Staff are working on the following Park Improvement projects:

- Deering Oaks Park ADA Walkway improvements: Phase 3, providing ADA access to the wading ravine was completed in the Summer of 2023. Phase 4, which is the sidewalk along Tennis Court Drive, is under design development currently in hopes of going out to bid this Fall for Spring 2025 construction.
- Fitzpatrick Drainage Improvements: This work was completed as part of the Hearts of Pine improvements being done at Fitzpatrick.
- Preble Street Field & Stormwater Project: Final design and landscaping plans have been finalized. There have been some construction delays that will push the installation of the field back to the Spring of 2025 with field play to begin in the Fall of 2025 or Spring of 2026.
- Riverton Preserve: Recreation improvement plans are in progress and will consist primarily of a trail network with other improvements. This project is intended to fulfill LWCF conversion requirements, and final approval of the improvement plan rests with the state and National Park Service, which has a public engagement process.



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Parks, Recreation & Facilities Department
Ethan Hipple, Director

CITY OF PORTLAND
Parks, Recreation & Facilities Department
Alex Marshall, Parks Director

- Lower Western Prom Park Improvements: This project has been bid out. Anticipated ground breaking to occur in the Spring of 2025.
- Longfellow Elementary School Playground: Parks Staff are working with a design consultant on the construction drawings and bid documents for a Winter 2024 bid and Summer 2025 construction.
- Portland Harbor Common: Bid documents are being prepared and the project should go out to bid in Fall of 2024, with construction potentially starting in the spring 2025.
- Stroudwater Bridge: Fundraising and permitting is still ongoing for this project to proceed. So far we have raised \$210,000 of the \$365,000 needed to continue to bidding.
- Public Restrooms: So far, the city has installed 15 new public restrooms citywide over the past 3 years. There are another 3 new vaulted toilets to be installed this coming Fall at Preble Field and Valley Street along with vault modifications being done at Eastern Prom, Fox Field and the Fish Pier.

2024 Land Bank Project Assignments			
Project	Commissioner 1	Commissioner 2	Scorecard Complete
Coolidge/Davenport	Daniel Herzlinger		yes
Davis Pines	Jon Kachmar	Alaina Chormann	yes
Hope Ave.	Michael Scrameyer		?
Murray Street	Daniel Herzlinger	Simon Rucker	?
Redlon	TBD		?
Rocky Hill	Jon Kachmar	Baxter Miatke	yes
Stroudwater Boat Launch	Baxter Miatke		?
Stroudwater Bridge	City Staff		?