

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, Argath Dixon, Daniel Herzlinger, Jon Kachmar, Joshua Barber, Michael Carey, Michael Scrameyer, Robert Foster, and Simon Thompson.

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

February 11, 2026

5:00 PM

On the second Wednesday of the month at 5:00 pm, the Portland Land Bank Commission will hold a meeting at Parks, Recreation, and Facilities, 212 Canco Rd., Suite A conference room.

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/8248/media>

- I. Call to Order
- II. Citizen Comment Period
- III. Agenda Items
 - i. Acceptance of Meeting Minutes: January 14, 2026
 - ii. New Business
 - a. Secretary's Report
Annual Report vote
 - b. Treasurer's Report
Annual Budget vote
 - c. North Deering Park Endowment
 - d. Identify Parcels for Capital Improvements
Reilly Parcels
 - iii. Communications and Parcel Updates
 - a. Parks Division Report
 - b. Parks Commission Report

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- iv. Commissioner requests for Agenda Items
- IV. Adjournment

City of Portland | Parks, Recreation and Facilities Management

Ethan Hipple, *Director*

Alex Marshall, *Director of Parks*



Commission Members:

Alaina Chormann, Ardath Dixon, Daniel Herzlinger, Jon Kachmar, Joshua Barber, Michael Carey, Michael Scrameyer, Robert Foster, and Simon Thompson.

City Staff: Alex Marshall (Parks Division Director), Doug Roncarati (Public Works-Stormwater Coordinator), Jessica Teesdale (PRF Sr. Executive Assistant), Amber Brooks

Land Bank Commission Meeting Minutes January 14, 2026

This meeting was recorded and is available to watch on the Agendas and Meetings Portal here: <https://portlandme.portal.civicclerk.com/event/8247/media>

I. Call to Order-J. Kachmar called the meeting to order at 5:05 pm

II. Citizen Comment Period

i. Public comment was provided by

- Shannon Stang of Dakota Street
- Tina Murphy of Dakota Street

D. Roncarati provided a response to one of the questions in the public comment email regarding the Fallbrook watershed on the St. Joseph's parcels, outlining the development review process should a developer come to the city with a proposal.

III. Agenda Items

i. Acceptance of Meeting Minutes: November 12, 2025 Motion to accept the minutes made by M. Scrameyer and seconded by D. Herzlinger. Passed 5-0 with four abstentions

ii. New Business

a. Secretary's Report

1. Annual Report -D. Herzlinger presented the final draft of the annual report with three requests for clarification and final editing from other members. A. Marshall will provide a list of trail work performed on Land Bank properties.

b. Treasurer's Report-R. Foster presented an annual budget report. Current Budget is \$550,000. Clarification is needed for future expenditures. The Land Bank did not spend money in 2025.

Commission discusses how to utilize part of the budget for Land Bank property maintenance and improvements. The budget will be approved as part of the Annual Report at the next meeting.

c. Redlon Woods improvements-J. Kachmar opens a planning discussion. Can a trail to increase accessibility with access points and trail improvements be added to the parcels that are currently owned by the Land Bank in Redlon Woods? Portland Trails has been approached by an abutting property owner with a donation to go towards trail improvements and access. D. Roncarati recommends a survey to GPS existing trails and determine the property's natural features. Resource protection should guide the process of. A field trip has been requested by the commissioners. Updates to the map to reflect the current parcel status would be helpful.

d. Davis Pines survey and appraisal- J. Kachmar suggests a survey and appraisal of the property to bring to the broker and land owner, who may be open to carving off the pines from the whole as part of a conservation sale. The Trust for Public Land may be able to help to raise funds to combine with Land Bank funds to help acquire the parcel. Public access is complicated due to the road being private.

Motion made by M. Carey and seconded by R. Foster to allocate \$10,000 in soft costs to perform due diligence on the Davis Pines property, subject to an agreeable letter of intent with the land owner. Passed 8-0 unanimously

a. Parks Division Report

b. Land Bank Commission Report

iv. Commissioner requests for Agenda Items

- Annual report and Budget vote
- Redlon Woods survey field trip
- North Deering Park
- Identify Parcels for future expenditures-Capital improvements and maintenance
- Promotional flyer

IV. Adjournment

Portland Land Bank Commission 2025 Annual Report



December 2025

Acknowledgment

The Land Bank Commission is pleased to present its annual report to the City Manager and City Council whose collective wisdom and vision recognized a “need to balance development within the municipality with conservation of open space important for wildlife, ecological, environmental, scenic or outdoor recreation values” by creating an entity to ensure conservation and preservation of limited open space.

The Commission offers special thanks and appreciation to Michael Goldman, Ethan Hipple, Alex Marshall, Doug Roncarati, Jessica Teesdale, and all staff whose hard work supports the Commission’s efforts.

Overview

Under The City of Portland, Maine Code of Ordinances, Chapter 2, Article III-A, the Land Bank Commission is charged with the responsibility of submitting an annual report to the City Manager and making recommendations for preserving open space to the City Council. This annual report provides a summary of the work the Commission completed in the last year.

The Land Bank Commission receives funding to assist with achieving the goals of the Commission and to acquire property for open space conservation purposes. One half of 1% of the City's annual Capital Improvement Budget is set aside for the acquisition of property recommended to the City Council for Land Bank status and for remedial maintenance work on existing Land Bank holdings. The Commission has other methods to acquire or protect open space property which include personal property donations, direct purchases, easements, land trades, grants, and developer agreements.

Commission Members (2025):

Jan Kachmar, Chair, At Large
Michael (Mike) Carey At-Large
Daniel Herzlinger At-Large
Michael Schrammeyer District 5
Alaina Chormann District 2
Robert Foster, Vice Chair, District 4
Baxter Miatke, Treasurer, District 3 (Outgoing)
Evan Ferguson-Hull At-Large (Outgoing)
Simon Rucker, Secretary, District 1 (Outgoing)
Josh Charles Barber, At-Large
Simon Thompson, (District 3)
Pious Ali (City Council Representative)

Non-Voting Members

Portland Trails Representative (vacant)
Maine Audubon Society Representative (vacant)

Staff Support:

Michael Goldman, Associate Corporation Counsel
Ethan Hipple, Director, Parks, Recreation and Facilities Department
Doug Roncarati, Stormwater Program Coordinator
Jessica Teesdale, Senior Executive Assistant to Director of Parks, Recreation and Facilities Department

Introduction

This document, including the attached Exhibits, is the Annual Report and Updated Registry of Open Spaces as set forth in Section 2-42 (g), Article III-A of the City of Portland, Code of Ordinances created by the City Council in 1999 which established the Portland Land Bank Commission with the following stated purposes:

1. Act as an advocate for the acquisition and conservation of open space within the city;
2. Cooperate with other agencies and parties on wetlands mitigation projects;
3. Recommend on a priority basis the acquisition of various interests in real estate in order to effectuate the goal of this article;
4. Accept gifts and funds from both private and public sources and disburse such funds for the purposes hereunder;
5. Act as a liaison to other public and private nonprofit agencies involved in planning, acquiring, disposing, and managing land within the municipality; and
6. Recommend an annual budget to the City Manager and City Council to carry out its purpose.

City Code requires the Commission to annually file a report consisting of two parts: the Registry of Open Space and an Operating Budget.

The Registry of Open Space must list all open space of types in Code Section 2-43 (a), publicly or privately owned, located within the city or abutting the city as potential buffer areas, for the purpose of providing information pertinent to property utilization, protection, development, or use of such open space. The Registry must show all property interests then currently held by the City, including a description of the use of those interests and all acquisitions, improvements, or dispositions of all property interests held by the City at any time during each filing.

The types of land and interests specified in Section 2-43 (a) are the following:

- Ocean, harbor, river, stream, or pond frontage and adjoining back lands;
- Fresh or saltwater marshes, estuaries, flood plains and adjoining uplands;
- Islands;
- Land for future passive public outdoor recreational use, including hiking, trails, bicycle paths, green belts, and high elevations with a view;
- Aquifers, aquifer recharge areas, and other ecologically fragile or significant property;
- Properties with unique historical or geological characteristics or otherwise important to the community's cultural welfare;
- Woods or forest land;
- Farmland or wildlife habitat;
- Open spaces which help shape the settlement pattern of the community by promoting the neighborhood concept and discouraging sprawl;
- Vacant parcels of land, vacant buildings and properties or buildings and properties in significant disrepair which may be reclaimed for the purpose of establishing natural areas for conservation and open space land; or

- Conservation or trail easements and other similar interests in land.

A map of Land Bank Holdings is attached as Exhibit D. To view a full-sized map of Land Bank holdings click [here](#).

The Operating Budget for all expenses and projects of the Commission is required to be submitted to the City Manager and City Council by Code Section 2-41 (h) (9). That Section of the Code specifies that the budget “shall include a separate budget for expenditures from the Land Bank fund, which expenditures will be limited to the purposes for which the fund is dedicated.”

Compliant with the stated requirements in Code, the Land Bank Commission Annual Report for 2025 contains the Registry and Operating Budget for the calendar year 2026. The budget is attached as Exhibit E.

2025 Accomplishments

- **Hope Avenue.** This large area on the city boundary with Falmouth borders the Presumpscot River Preserve. The property was purchased for development in 2022 and recently sold again at auction in August 2025. The Commission supported a bid during the auction in partnership with the Trust for Public Land but was unsuccessful.
- **Murray Street.** A cluster of contiguous parcels at the end of Rosedale and Murray Streets have been on the Commission’s High Priority list for several years. These parcels provide a forested connection between Canco Woods and Payson Park and include an informal trail. The Commission has recommended that a group of parcels on the current COTAPC list be added to the Land Bank and is progressing discussions with a landowner on a possible conveyance of additional parcels.
- **Stroudwater Pedestrian Bridge.** A funding gap to install this pedestrian bridge over the Stroudwater River was closed thanks to funding from the City Council. The project went out to bid and a contractor was brought on board to install the bridge.
- **0 Gray Road.** Two city-owned parcels have been marketed for development for housing. If sold, the housing would go into the housing fund. The Commission will be standing by if any of the lands that are not developed for housing meet the criteria to be placed in the Land Bank.
- **Hand Carry Boat Launch at Stroudwater Park.** The Commission is working with the Parks Department to install a hand carry boat launch at this access point. Due to a backlog of maintenance items, this work will commence in 2026.
- **Trail improvements and maintenance.** Trail improvement projects took place on multiple Land Bank properties, and were conducted by City staff, the Portland Youth Corps, Maine Conservation Corps, and Portland Trails. Project highlights this past year

included continued maintenance and expansion of trails at North Deering Park with trails now extending north toward Lambert Street, trail improvements at Riverton Trolley Park and trail surface work and invasive species removal at Canco Woods and University Park.

- **Impact of Encampments.** The construction of the Portland Homeless Services Center led to a significant decrease in encampments on Land Bank properties in 2025. As of December 31, 2025 there were 22 tents citywide, with only 6 on City property. For comparison with prior years, there were 34 tents citywide in 2024 and 127 tents citywide in 2023 at this same time of the year. Year-to-date, City staff have logged the removal of 797 tents on City, State and private property since January 1, 2025. The vast majority of remaining encampments are temporary, and are located on State or private property. These encampments create unhealthy conditions in the properties and inhibit the use of the properties as public open spaces.
- **Tax-Acquired Properties Committee (TAPC) List Review.** The Land Bank Commission annually reviews tax-acquired properties in order to further the objectives of TAPC which includes finding the highest and best use for property for the benefit of the City, its neighborhood and its citizens, and to establish a clear and fair policy for the disposition of property. Properties suitable for Land Bank protection are inventoried and assessed for addition to the Land Bank holdings.

Program Budget and Project Initiatives for 2025

Per Chapter 2 of the City Code, an annual appropriation of 0.5% of the total annual capital improvement program (CIP) is to be deposited into the Land Bank Fund. The total estimated available funds as of 1/2/2026 is \$547,217.27. This figure includes FY24, FY25 and FY26 CIP allocations.

The Land Bank Commission Budget is attached as Exhibit G.

Land Bank Commission Project Initiatives 2026

- *Focus on Public Outreach and Neighborhood Engagement.* The Land Bank will seek to take a more proactive approach to engage with the public and neighborhood associations on issues related to existing Land Bank properties and potential new acquisitions. The Commission will also consider new ways to engage with housing developers during the Planning Board review process to evaluate potential conservation opportunities as a component of a larger housing project. The Land Bank will develop materials that can be shared with the public and developers on the role and goals of the Land Bank.
- *Continue acquisitions of parcels in Oat Nuts Park.* There is the potential for the acquisition of additional lots for Oat Nuts Park going into 2026.

- *Review and assess Tax Acquired Parcels Committee List.* The Land Bank Commission will annually review and assess the TAPC list for TAPC properties suitable for Land Bank protection and provide our recommendations to city staff.
- *Trail improvements, wayfinding and maintenance on Land Bank parcels.* Land Bank signage will be installed and trail maintenance will continue to be funded on Land Bank properties. Signage installation has occurred at many Land Bank properties, with more to come in 2026 on a rolling basis.
- *Davis Pines.* The property on Davis Farm Road in North Deering contains the City’s last stand of old growth white pine forest, and has potential to provide cultural and educational opportunities for residents, school groups and others. Formal access, signage and trails as a Land Bank property would greatly increase the recreational value to Portland’s residents. The Commission has had preliminary discussions with the current property owner on our interest in conserving the undeveloped portion of the property. These discussions will continue in 2026.
- *Rocky Hill.* Rocky Hill is a noted Portland landmark off Canco Road, having long been visited by hikers and rock climbers for its views and terrain. With high potential as a signature recreation area for the City, the Commission continues to work with multiple landowners on the potential to preserve Rocky Hill in the Land Bank.
- *Murray Street.* The lots near Murray Street have connections to the Canco Woods network, a potential new trail, and possible connection to Payson Park across Ocean Avenue. The area is important for stormwater runoff and drainage and has a mapped wetland complex. The Commission has been in contact with landowners in this area and will continue to explore this opportunity in 2026.
- *Hope Avenue.* This large area on the city boundary with Falmouth borders the Presumpscot River Preserve. Purchased for development in 2022, the Land Bank Commission supported a bid when the property went to auction in 2025 but was unsuccessful. The Commission will continue to monitor the status of this parcel and is standing by if a conservation opportunity that fits the City’s priorities arises.
- *Holbrook Lots.* The Commission is working on moving these tax-acquired lots into the Land Bank, a process which has been ongoing since 2019. The lots are located on a paper street and are surrounded in part by existing Land Bank holdings (Beverly Lots, Natick Street Lot, PATHS open space area).
- *Continue to field proposals to the Land Bank Commission from community members.* We receive requests from the public to consider parcels of land to be put into the Land Bank and these requests constitute several of the ongoing projects.

- *Fore River Boat Launch.* The City is planning to move this project forward in the spring of 2026. After initiating the project, the Land Bank will continue to support the City as the boat launch moves through bidding and installation.
- *Stroudwater Pedestrian Bridge.* The City has brought on a contractor to install an existing pedestrian bridge over the Stroudwater River in the Stroudwater Preserve, a Land Bank property. The bridge is anticipated to be installed by the end of June 2026.

Exhibit A – Description of Current Land Bank Registry Existing Holdings (Open Space)

E-1 Natick Street. This parcel is contiguous with the northern end of the Interurban Line parcel (HP- 19) which, like its counterpart, runs along the western side of the railroad line. The land provides a wooded buffer between the railroad line and adjacent residential development and includes a trail that is heavily used by local residents. A network of wetlands and a stream are also located on the property.

E-2 Pineloch Drive. Situated next to Oat Nuts Park, this parcel follows a sewer right-of-way and brook, which are flanked on both sides by mixed woodlands. The Portland Water District conveyed this property to the City in 2001. The trail through Oat Nuts Park emerges into the cleared right-of-way and follows it for several hundred feet before reentering the woods and continuing on towards the Presumpscot River Preserve.

E-3 City RPZ Land on Starbird Lane. This large parcel is located next to the Fore River Sanctuary, at the confluence of Capisic Brook and the Fore River, and consists of a mix of marshland, wet meadow, and woodland. It serves as valuable habitat for migratory waterfowl and other species of wildlife. Forming its southern border, the railroad line affords excellent views of the marsh.

E-4 City RPZ Land on Rand Road. This parcel, along with the Union Water-Power land (HCP-14) is located off Rand Road just to the west of the Fore River Sanctuary. The property is predominantly wooded, with the exception of the CMP right-of-way that runs the length of the parcel. It forms a significant drainage area with many hills and gullies collecting and guiding stormwater toward the Fore River. Consequently, numerous streams and wetlands are located throughout the parcel. The blend of softwoods and hardwoods, shrubs, and ground cover provide abundant habitat for wildlife, including deer. Together these parcels serve as an important wildlife corridor for the Fore River, even though it is bounded to the west by the Maine Turnpike. Several footpaths wind through the woods and along the right-of-way, connecting to Portland Trails' Fore River Sanctuary trail system. This includes a trail along the remains of the historic Cumberland and Oxford Canal.

E-5 Hobart Street Area. Situated off Hobart Street these parcels provide public access to and afford spectacular views of the Fore River. It also links with Portland Trails' Fore River Trail on the other side of Hobart Street. Portland Water District maintains a pump station and outfall at the site.

E-6 Pine Grove Park. Pine Grove Park, as the name implies, is an 8-acre parcel on Ray Street that is mostly covered with mature white pine. Several paths wind through the park bringing attention to interesting ledge outcrops.

E-7 Blueberry Road Parcel. Located along the Stroudwater River at the end of Blueberry Road, this one-acre parcel includes a section of the proposed Stroudwater River Corridor (HCP-15)

nearest the Maine Turnpike. This City-owned property provides direct access to the river and Stroudwater Trail. The Portland Water District has a pump station on part of the property. The land is currently afforded some protection by virtue of being in the Resource Open Space Zone (ROS) and the Shoreland Overlay Zone.

E-8 Conservation Area at Evergreen Cemetery. This area at the rear of Evergreen Cemetery just beyond the ponds is a pleasant and inviting refuge of undeveloped woodland, undulating ground and rock outcroppings in the city. It consists primarily of two landscapes. One is a high central area of exposed bedrock vegetated with small trees. The other is lower, more level and somewhat poorly drained woodland with larger trees and an open plain of ground. The tree cover is mixed deciduous and evergreen consisting largely of White and Red Oak species, White Pine and Hemlock, with some Birch and Red Maple. The area is approximately 30 acres in size. It contains a number of existing trails. This area, in conjunction with the rest of the cemetery, provides an excellent habitat for a variety of bird species. For this reason Evergreen Cemetery is a favorite spot for birding enthusiasts. In addition, joggers, walkers, cross-country skiers, and dog owners use the area.

E-9 City-Owned Parcels in Oat Nuts Park. Oat Nuts Park is an approximately 23-acre undeveloped wooded area located off of Summit Street in the North Deering neighborhood. Oat Nuts Park is contiguous with the Presumpscot River Preserve. It includes a gated entrance on Summit Street and existing trails providing access to the Presumpscot River Preserve and to nearby residential streets.

E-10 Presumpscot River Preserve. The 48-acre Presumpscot River Preserve, located in the North Deering neighborhood, is one of the river's largest areas of undeveloped riparian land. It abuts land owned by Portland Trails, the Town of Falmouth and other private landowners who keep their land wild. The parcel is heavily wooded and many of the steep slopes that traverse the landscape are overgrown and difficult to access. The property includes over 3100 feet of river-frontage, providing direct access to the beauty and peacefulness of the river. The preserve is crossed by a cascading stream and several stream pools. It provides Portland residents with unequalled opportunities within the city for nature study, fishing, and picnicking. Further, with the removal of the Smelt Hill Dam in 2003, alewives have returned to the lower Presumpscot River for their annual migratory run. They draw a variety of other wildlife to the river including cormorants and osprey, which congregate at Presumpscot Falls looking for an easy meal. The City is cooperatively managing the preserve in conjunction with Portland Trails. There are several wonderful trails that provide direct access to the river within the preserve and beyond its borders.

E-11 Sheridan Street Property. This property forms one of the few areas of open space on the bay side of the Eastern Promenade. The land drops precipitously from the western side of North Street to the eastern side of Sheridan Street, making most of it unsuitable for development. It offers accessible open space between Sheridan Street and North Street, and good views of Back Cove and points west. It links via footpaths to the grounds of the East End School.

E-12 PATHS Wooded Area. Located behind the Portland Arts and Technology High School (PATHS), this land is comprised of a few lightly wooded areas, but is mostly open and includes both scrub-shrub wetlands and granite outcroppings. Over the past ten years the School has used the land as a training ground for students. The PATHS property and North Deering/Riverton Parcels (E-19) serve as the headwaters of Dole Brook, a stream that runs west through Riverside Golf Course to connect with the Presumpscot River. Preservation of these wetlands, fields and woodland buffers is critical to protecting water quality within Dole Brook Watershed.

E-13 Virginia Street Parcels. These City-owned, tax-acquired parcels adjacent to Maine Ave and Ray Street are contiguous with the Ocean Ave Open Space (E-14) and part of the Ocean Avenue Recreation Area. This undeveloped land features a mix of shrubs, trees, wetlands and streams. Several trails running through this property connect it to the larger Portland Trails network. The property's proximity to extensive residential neighborhoods creates an exceptional opportunity for recreation, education, and conservation activities.

E-14 Ocean Avenue Open Space. This property is the area formerly used as a landfill on outer Ocean Avenue near the intersection with Presumpscot Avenue. The 60+ acre site includes the capped landfill, Quarry Run Dog Park, and adjacent woodlands and wetland areas, which provide a mix of habitat for a variety of wildlife species including turkeys, deer and fox and song birds, especially migrating sparrows. In fact, the site is so popular with "birders" that is known as the "Dragon Fields" due to its proximity to the former Dragon Cement quarry. The landfill rises approximately 50-70 feet above the gravel drive at the highest point, affording good views in all directions, including Casco Bay to the south and east. These properties, in combination with the Virginia Street Parcels (E-13) and other nearby City-owned tax-acquired parcels make up the Ocean Avenue Recreation Area. The Commission has been working to protect additional trails and wildlife habitat, mainly wetland areas, contiguous with these existing holdings.

E-15 Maggie Lane Lot. This triangular lot off Maggie Lane, in combination with a trail easement on private property, was acquired in 2008 to provide trail access and linkage along the Riverton Rail Trail. Portland Trails constructed a trailhead and boardwalk to connect with the trail network.

E-16 Beverly Street Lots – North. The Beverly Street Lots - North link with southern counterpart and the Natick Street Property along the west side of the Riverton Rail Trail. These lots were acquired to protect the Dole Brook stream corridor, provide access to the trail and to preserve a wooded buffer between the trail and adjacent properties.

E-17 Beverly Street Lots – South. The Beverly Street Lots - South, link with their northern counterpart and the Natick Street Property along the west side of the Riverton Rail Trail. These lots were acquired to protect wetlands associated with Dole Brook, provide access to the trail and to preserve a wooded buffer between the trail and adjacent properties.

E-18 Goodridge Avenue Lots. These wooded lots behind the intersection of Goodridge Avenue and Eleanor Street were acquired in conjunction with the Maggie Lane Lot and a trail easement

to provide trail access and linkage along the Riverton Rail Trail. Portland Trails completed the new section of trail in 2010.

E-19 North Deering / Riverton Parcels. This large group of parcels is located north and west of the PATHS Wooded Area (E-12), just across the tracks from the Riverton Rail Trail. These wooded parcels provide connectivity to the Portland Trails network, provide significant wildlife habitat and preserve wetlands and stream buffers essential to maintaining the health of Dole Brook.

E-20 Castine Pines. This attractive grove of pine trees at the intersection of Forest Avenue and Castine Avenue was acquired as conservation land in 2008 through a land swap with a local developer planning to build additional housing on the street.

E-21 Ocean Ave Rec Area-Pine Grove Ave Lots. These lots near Copley Woods Circle were purchased to fill in gaps at the southern edge of the Ocean Avenue Recreation Area. This acquisition preserves trail connectivity and wooded wetlands in this area. Additional lots near Stepping Stone Lane were also included in this transaction.

E-22 Ocean Ave Rec Area-Belfast St Lots. These lots near Maine Avenue and Ray Street were donated to the Land Bank as conservation land to fill in gaps at the north-western edge of the Ocean Avenue Recreation Area. This acquisition preserves trail connectivity and wooded wetlands in this area.

E-23 Ocean Ave Rec Area-Marlborough Rd/Trapelo St Lots. These lots near Copley Woods Circle were purchased to fill in gaps at the southern edge of the Ocean Avenue Recreation Area. This acquisition preserves trail connectivity and wooded wetlands in this area.

E-24 Dole Brook Driving Range Property. This property across the street from Riverside Golf Course was once used as a driving range. The land is mostly wooded with the exception of a clearing for the former driving range and slopes towards a ravine that carries Dole Brook on its way to the Presumpscot River. Dole Brook has been identified as an impaired stream by the Maine Department of Environmental Protection, because it does not meet its designated water quality classification due to the impacts of urban stormwater runoff. State and Federal regulations under the Clean Water Act require the City to restore water quality in the brook. This property was placed in the Land Bank to protect the stream corridor, prevent further water quality degradation and potentially provide for passive recreational activities, such as trails or a low-impact driving range.

E-25 Canco Woods. The Canco Woods property was protected in 2012 through a collaborative partnership between neighborhood residents, the Trust for Public Land, Portland Trails, the Land Bank Commission and the former land owner, Union Water- Power Company. This very popular 13-acre wooded area features wetlands, streams and trails. The City also has a sewer right-of-way through a portion of the property. Canco Woods is owned by the City and is subject to a conservation easement held by Portland Trails.

E-26 University Park. A popular spot for off-leash dog walking, University Park can be accessed from either Yale Street off Allen Avenue or from the east at Harvard Street. The property is bisected by the Harvard Street Path.

E-27 Wooded Area North of Riverside Golf Course. This wooded area is part of Riverside Golf Course and is bordered by the Presumpscot River and Interstate 95.

E-28 Land Along Canco Road. This parcel connects to the larger Canco Woods to the south (E-25) and contains the road frontage of The Woods at Canco retirement home.

E-29 to E-62 – See Exhibit B

E-63 Redlon Woods. This wooded area, located in the Rosemont neighborhood, features an interesting mix of woodlands, wetlands and ledge outcroppings, as well as some popular informal walking and mountain biking trails. The desire to protect this open space was the impetus behind the creation of the Land Bank Commission in 1999. Long-term protection of Redlon Woods has involved and will continue to require collaboration between the Land Bank Commission, City, neighboring property owners, local NGOs and other open space preservation advocates.

E-64 Holbrook Street Lots 2019. This property was an addition to E-1 Natick Street in 2019 via the City-owned, tax acquired parcels.

E-65 Rowe Avenue Jewell Falls. Located directly above Jewell Falls, this undeveloped property is an excellent example of a small riparian urban parcel that could help improve the health of the stream below.

E-66 Avangrid 204 Rand Rd. This 27-acre forested parcel was a high priority open space parcel for several years due to its adjacency to existing conservation land, its network of trails and its natural and recreational values. With this addition, the City has added protection to its largest remaining undeveloped area around the headwaters of the Fore River.

E-67 North Deering Park. This locally-known woodland area with informal trails was acquired, along with the adjacent ball fields, with the assistance of The Trust for Public Land, Land for Maine's Future, Portland Parks Conservancy, and Portland Land Bank in 2023. While there are designated USFWS and City of Portland wetland areas, the primary reason for LBC consideration was the area's need for open space for recreation and to provide 10 minute walking access to parks and trails.

Exhibit B – Specific Properties (Portland Parks) Dedicated as Land Bank Property Interests

- E-29 Back Cove Park and Trail
- E-30 Barrow's Park/Baxter Sundial
- E-31 Stone Street - Bayside Park & Playground
- E-32 Baxter Pines
- E-33 Baxter Woods
- E-34 Bell Buoy Park
- E-35 Belmeade Park
- E-36 Capisic Pond Park
- E-37 Clark Street Park
- E-38 Congress Square Park
- E-39 Deering Oaks Park
- E-40 Dougherty Field
- E-41 Eastern Prom, East End Beach, Fort Allen Park
- E-42 Fessenden Park
- E-43 Fort Gorges
- E-44 Fort Sumner Park
- E-45 Fox Field/Kennedy Park
- E-46 Harbor View Park/Tate-Tyng Park
- E-47 Heseltine Park
- E-48 Lincoln Park
- E-49 Lobsterman Park
- E-50 Longfellow Square
- E-51 Monument Square
- E-52 Munjoy Playground
- E-53 Payson Park
- E-54 Peppermint Park
- E-55 Pleasant Street Playground
- E-56 Post Office Park

E-57 Riverside Golf Course

E-58 Riverton Park

E-59 Stroudwater Park

E-60 Taylor Street Playground

E-61 Tommy's Park

E-62 Western Promenade

E-63 Redlon Woods

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 Athletic Fields Property
HP-9 MTA Land Holm Ave
HP-10 PTC Land Holm Ave
HP-11 410 Auburn St
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

City of Portland, Maine

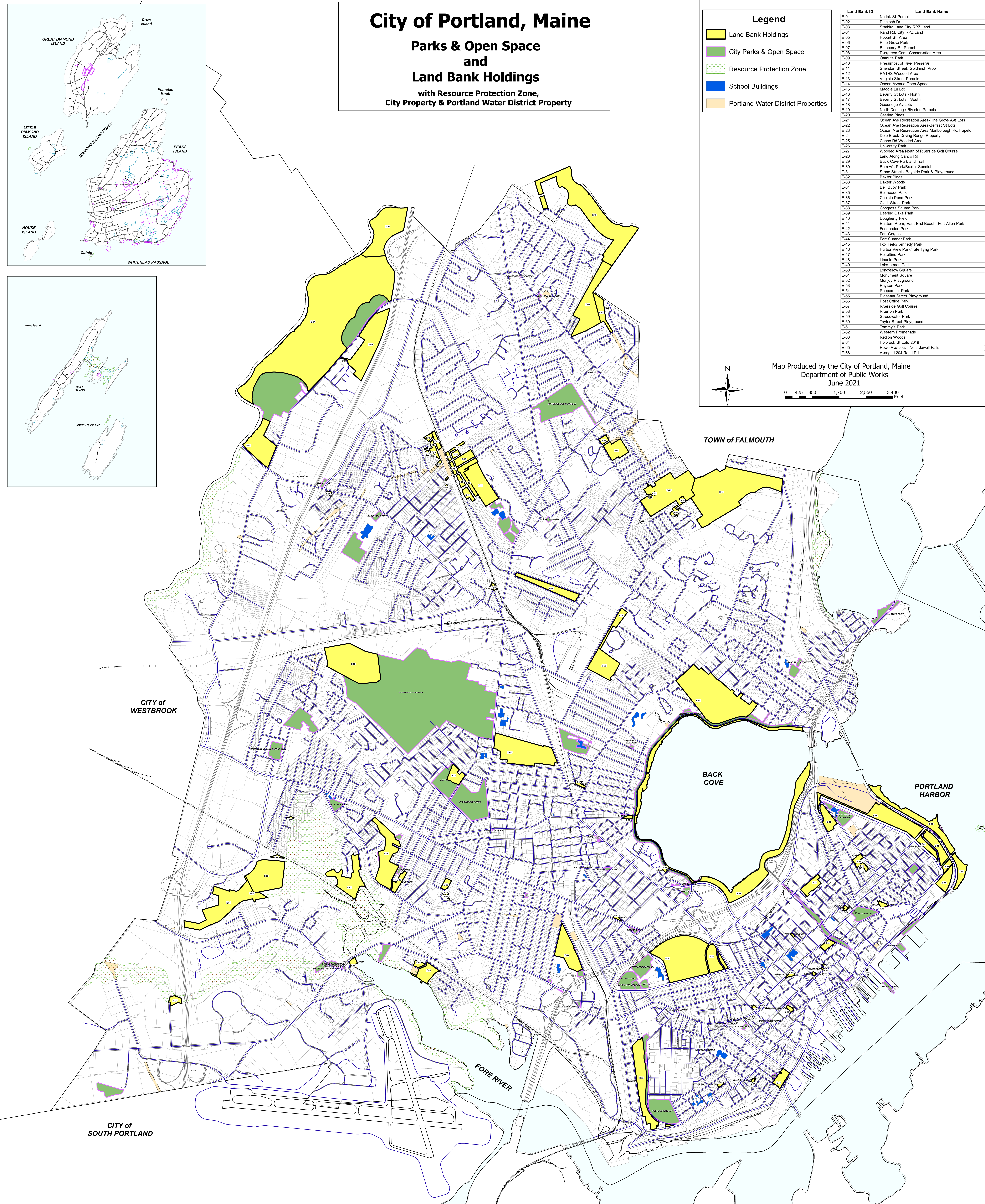
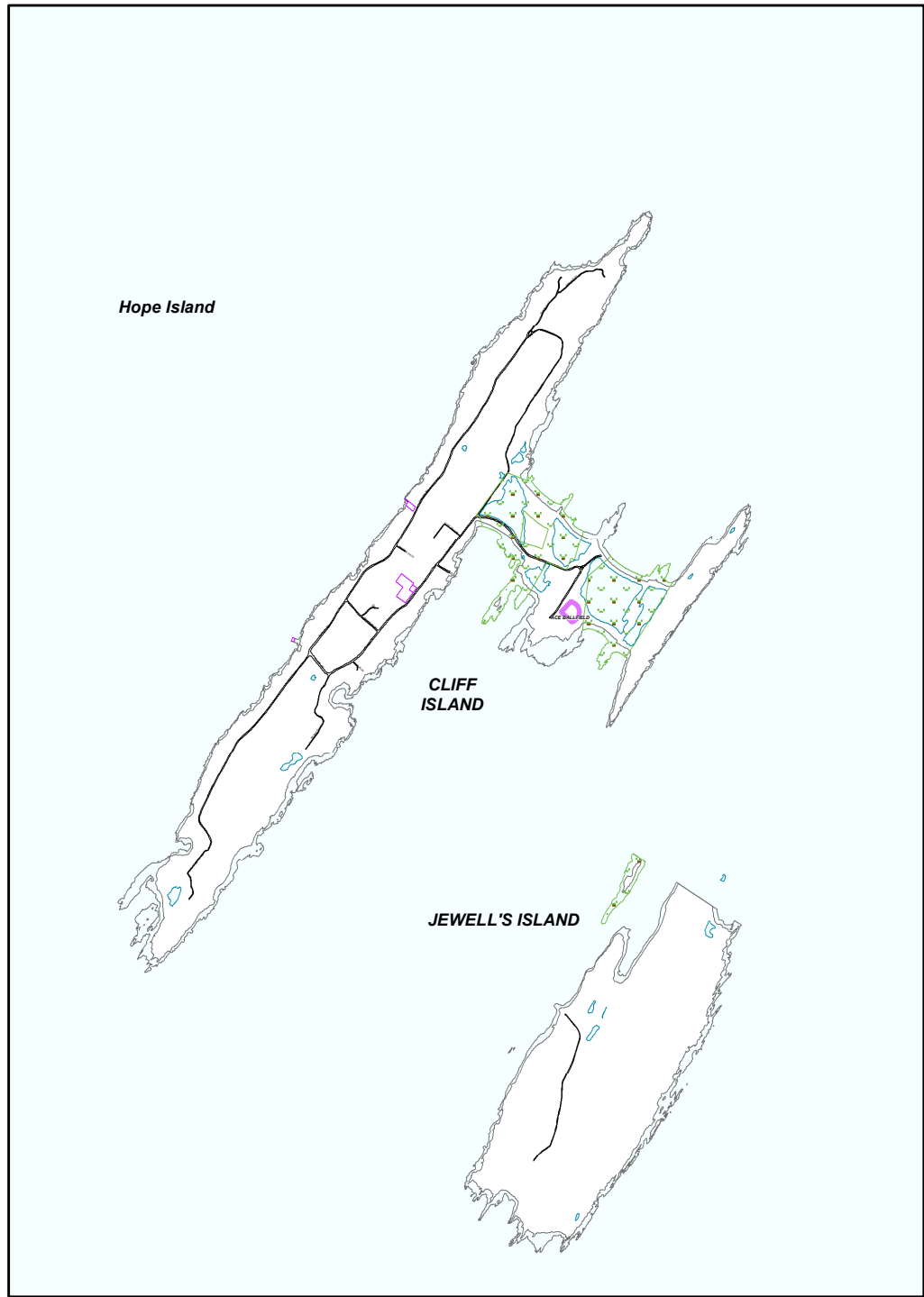
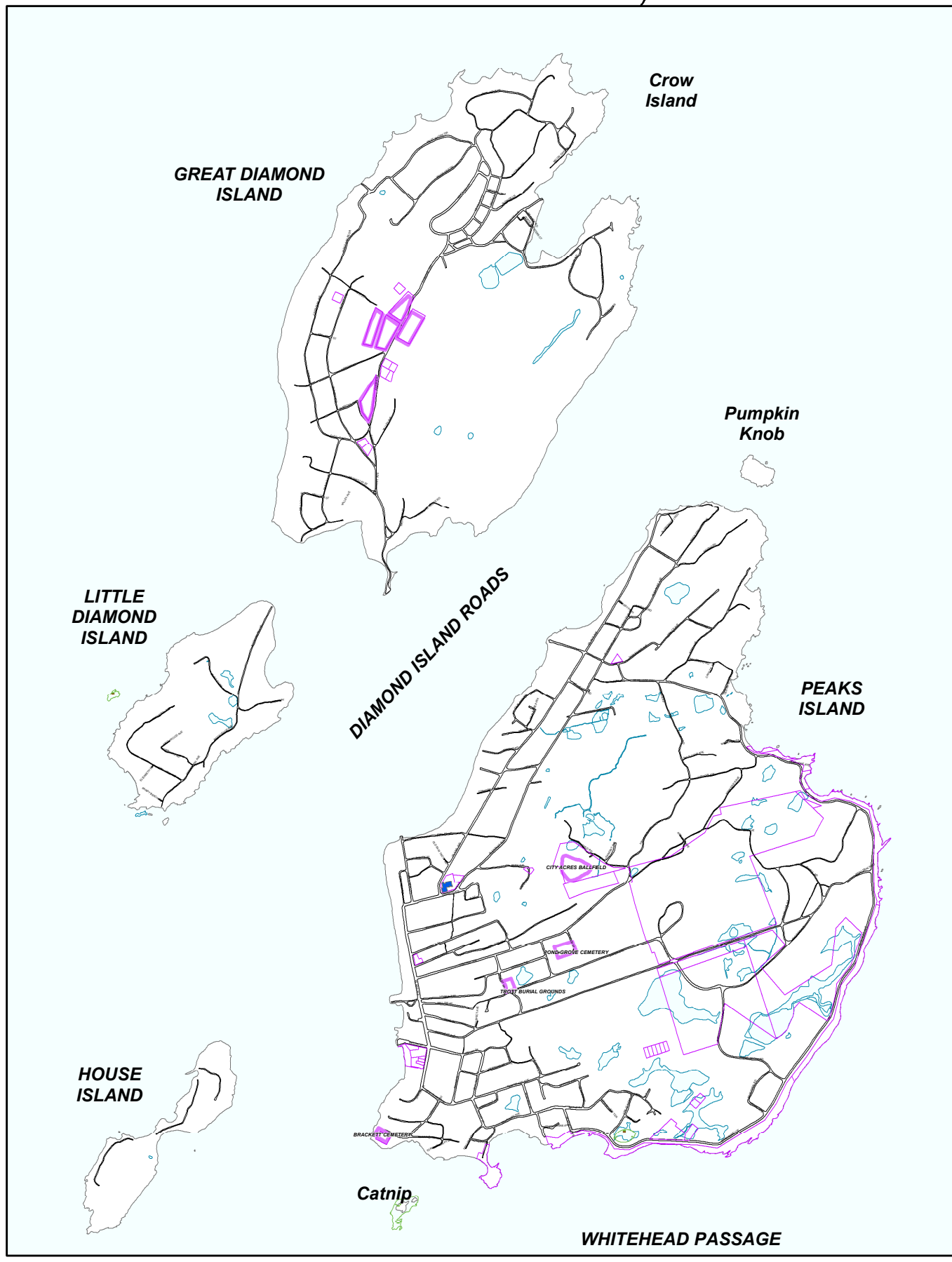
Parks & Open Space and Land Bank Holdings

with Resource Protection Zone,
City Property & Portland Water District Property

Legend

- Land Bank Holdings
- City Parks & Open Space
- Resource Protection Zone
- School Buildings
- Portland Water District Properties

Land Bank ID	Land Bank Name
E-01	Natick St Parcel
E-02	Pineloch Dr
E-03	Starbird Lane City RPZ Land
E-04	Rand Rd. City RPZ Land
E-05	Hobart St. Area
E-06	Pine Grove Park
E-07	Blueberry Rd Parcel
E-08	Evergreen Cem. Conservation Area
E-09	Ostruffs Park
E-10	Presumpscot River Preserve
E-11	Shenidan Street, Goldfish Prop
E-12	PATHS Wooded Area
E-13	Virginia Street Parcels
E-14	Ocean Avenue Open Space
E-15	Maggie Ln Lot
E-16	Beverly St Lots - North
E-17	Beverly St Lots - South
E-18	Goodridge Av Lots
E-19	North Deering / Riverton Parcels
E-20	Castine Pines
E-21	Ocean Ave Recreation Area-Pine Grove Ave Lots
E-22	Ocean Ave Recreation Area-Bellast St Lots
E-23	Ocean Ave Recreation Area-Marlborough Rd/Trapezo
E-24	Dole Brook Driving Range Property
E-25	Canco Rd Wooded Area
E-26	University Park
E-27	Wooded Area North of Riverside Golf Course
E-28	Land Along Canco Rd
E-29	Back Cove Park and Trail
E-30	Barnes Park/Baxter Sundial
E-31	Stone Street - Bayside Park & Playground
E-32	Baxter Pines
E-33	Baxter Woods
E-34	Bell Bury Park
E-35	Belmeade Park
E-36	Caspic Pond Park
E-37	Clark Street Park
E-38	Congress Square Park
E-39	Deering Oaks Park
E-40	Dougherty Field
E-41	Eastern Prom. East End Beach, Fort Allen Park
E-42	Fessenden Park
E-43	Fort Gorges
E-44	Fort Sumner Park
E-45	Fox Field/Kennedy Park
E-46	Harbor View Park/Tate-Tyng Park
E-47	Hezbollah Park
E-48	Lincoln Park
E-49	Lobsterman Park
E-50	Longfellow Square
E-51	Monument Square
E-52	Munsey Playground
E-53	Payson Park
E-54	Peppermint Park
E-55	Pleasant Street Playground
E-56	Post Office Park
E-57	Riverside Golf Course
E-58	Riverton Park
E-59	Stroudwater Park
E-60	Taylor Street Playground
E-61	Tommy's Park
E-62	Western Promenade
E-63	Reclon Woods
E-64	Holbrook St Lots 2019
E-65	Rowe Ave Lots - Near Jewell Falls
E-66	Avingrid 204 Rand Rd



Map Produced by the City of Portland, Maine
Department of Public Works
June 2021

0 425 850 1,700 2,550 3,400 Feet

Exhibit E

2026 Land Bank Commission Budget

Prepared by: Rob Foster (Treasurer), 1/2/2026

Reviewed by: Jon Kachmar (Chair), **DATE**

Updated and Finalized by Commission, **DATE**

<u>General Statement of Financial Position</u>		Notes
Account Balance from City (as of 12/18/2025)	\$ 494,817.27	Account Balance reported from City Staff (Amber Brooks)
Estimated 2022 (FY23) Land Bank Allocation	\$50,000	This is an estimated additional amount still to be confirmed by city staff
Restricted Gifts (Parks Account	\$2,400	
<u>Total Estimated Available as of 1/2/2026</u>	\$547,217.27	Includes FY24, FY25, and FY26 CIP allocations
<u>2026 Anticipated Expenditures</u>		
Misc. Land Acquisitions (land costs)	\$100,000	Assume \$100,000 for misc. acquisitions and contributions
<u>Projects</u>		
Stroudwater Park Boat Launch	\$30,000	Approved/allocated expense by Land Bank in September 2024
<u>Acquisition Related Due Diligence</u>		
Surveys	\$10,000	Assume 3 surveys @ appx. \$3,400 each
Appraisals	\$10,000	Assume 3 appraisals @ appx. \$3,400 each
Environmental Assessments	\$5,000	Assume 2 Environmental Assessments @ \$2,500 each
Legal	\$10,000	Assume 2 legal reviews up to \$5,000 each

	Land Maintenance	\$20,000	Assumes Portland Trails and Parks Dept. Work on Land Bank Properties
	Administrative	\$3,000	Assume misc. administrative fees
	Total 2025 Estimated Expenditures	\$188,000	
	<i>Available Funds</i>	<i>\$359,217.27</i>	<i>Percentage of balance: 65.6%</i>

Exhibit E

2026 Land Bank Commission Budget

Prepared by: Rob Foster (Treasurer), 1/2/2026
 Reviewed by: Jon Kachmar (Chair), 2/11/2026
 Updated and Finalized by Commission, 2/11/2026

<u>General Statement of Financial Position</u>		Notes
Account Balance from City (as of 12/18/2025)	\$ 494,817.27	Account Balance reported from City Staff (Amber Brooks)
Estimated 2022 (FY23) Land Bank Allocation	\$50,000	This is an estimated additional amount still to be confirmed by city staff
Restricted Gifts (Parks Account)	\$2,400	
Total Estimated Available as of 2/11/2026	\$547,217.27	Includes FY24, FY25, and FY26 CIP allocations
<u>2026 Anticipated Expenditures</u>		
Misc. Land Acquisitions (land costs)	\$100,000	Assumed expenses for acquisitions and contributions
<i>Projects</i>		
Stroudwater Park Boat Launch	\$30,000	Approved/allocated expense by Land Bank in September 2024
Davis Pines	\$10,000	Misc. Due Diligence Expenses Approved by Land Bank in January 2026
<i>Acquisition Related Due Diligence</i>		
Surveys	\$10,000	Assume 3 surveys @ appx. \$3,400 each
Appraisals	\$10,000	Assume 3 appraisals @ appx. \$3,400 each
Environmental Assessments	\$5,000	Assume 2 Environmental Assessments @ \$2,500 each
Legal	\$10,000	Assume 2 legal reviews up to \$5,000 each
Land Maintenance	\$20,000	Assumes Portland Trails and Parks Dept. Work on Land Bank Properties
Administrative	\$3,000	Assume misc. administrative fees
Total 2025 Estimated Expenditures	\$198,000	
<i>Available Funds</i>	\$349,217.27	<i>Percentage of balance: 63.8%</i>



Anna Reilly - Land for sale to LBC

4 messages

'Anna Reilly' via LandBank <landbank@portlandmaine.gov>

Fri, Feb 6, 2026 at 1:36 PM

Reply-To: annareilly1937@yahoo.com

To: "landbank@portlandmaine.gov" <landbank@portlandmaine.gov>, "ehipple@portlandmaine.gov" <ehipple@portlandmaine.gov>, "d_herzlinger@yahoo.com" <d_herzlinger@yahoo.com>

To Jon Kachmar - Chair of the LBC

I have two parcels of land in Portland Maine, Cumberland County, that I am interested in selling to the Land Bank Commission (LBC). These lands were purchased originally by my husband, Leroy Gregory Reilly, now deceased, and our in both our names.

The Parcel ID's of these parcels are ' 160 D001001 ' and ' 160 B009001 '.

My Address is:

[2386 Sumatran Way #8](#)

[Clearwater FL. 33763](#)

I have attached the property search files and map locations that I have found on the Portland ME tax accessor website.

My husband and I have kept this property as an Investment and had hoped this land would have been developed by now. I am asking for a total of \$80,000 for both properties, as one of these properties is large enough to put two house on.

Thank you,
Anna Reilly

4 attachments




Mapped Location 1.pdf


249K



Mapped location 2.pdf

258K

 **Property Search 1 _ Portland ME.pdf**
135K

 **Property Search 2 _ Portland ME.pdf**
135K



PROFILE

VALUES

SALES

RESIDENTIAL

COMMERCIAL

OUTBUILDINGS

SKETCH

ASSESSMENT HISTORY

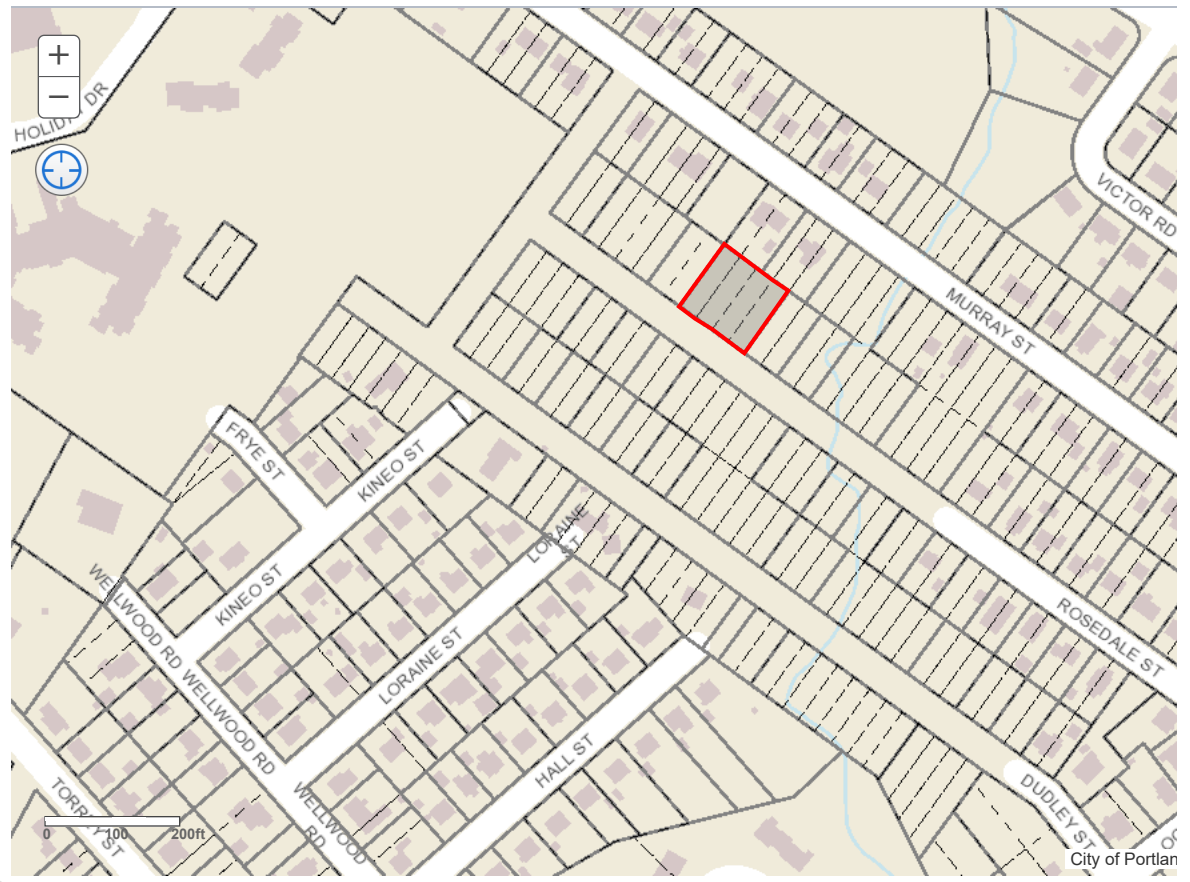
PHOTOS

MAP

AERIAL VIEW

HISTORICAL RECORD CARDS

PARID: 160 B009001
REILLY LEROY G AND ANNA REILLY JTS





ADDRESS OWNER PARCEL ID REAL PROPERTY ADVANCED SEARCH

PROFILE

VALUES

SALES

RESIDENTIAL

COMMERCIAL

OUTBUILDINGS

SKETCH

ASSESSMENT HISTORY

PHOTOS

MAP

AERIAL VIEW

HISTORICAL RECORD CARDS

PARID: 160 D001001
REILLY LEROY G AND ANNA REILLY JTS



Parcel

Parcel ID	160 D001001
Property Location	0 ROSEDALE ST
Unit	
Living Unit	
Land Use Code	40 - VACANT LAND Verify legal use with Inspections Division
Zoning	R3
Land Area (acreage)	.2755
Land Area (square footage)	12001
Notes	160-D-1 TO 4 ROSEDALE ST LEE ST 12000 SF
Utilities	7 - NONE - -

Owners

Owner	REILLY LEROY G & ANNA REILLY JTS
Address	2386 SUMATRAN WAY # 8
City, State, Zip	CLEARWATER FL 33763
Deed Date	20050414
Book	22525
Page	154

Assessed Values

Land	\$6,480
Building	\$0
Total	\$6,480
Homestead / Veterans Exemption	\$0
Other Exemptions	\$0
Taxable Value	\$6,480

Tax Amount \$84.18
 The FY22 tax rate is \$12.99

To view FY22 and prior tax bills online, please [CLICK HERE](#)

Sales History

Date	Price	Grantee	Grantor	Book	Page
04/14/2005	\$25,000	REILLY LEROY G &		22525	154
05/02/1956	\$0	REILLY LEROY G		2289	458

Assessment History

Year	Land	Building	Total	Standard Exemption	Other Exemption	Taxable Value
2021	\$6,480	\$0	\$6,480	\$0	\$0	\$6,480
2020	\$3,700	\$0	\$3,700	\$0	\$0	\$3,700
2019	\$3,700	\$0	\$3,700	\$0	\$0	\$3,700
2018	\$3,700	\$0	\$3,700	\$0	\$0	\$3,700
2017	\$3,700	\$0	\$3,700	\$0	\$0	\$3,700
2016	\$3,700	\$0	\$3,700	\$0	\$0	\$3,700
2015	\$10,200	\$0	\$10,200	\$0	\$0	\$10,200

Parcel

Parcel ID	160 B009001
Property Location	0 ROSEDALE ST
Unit	
Living Unit	
Land Use Code	40 - VACANT LAND
	Verify legal use with Inspections Division
Zoning	R3
Land Area (acreage)	.3142
Land Area (square footage)	13687
Notes	160-B-9 TO 12 ROSEDALE ST
	13686 SF
Utilities	7 - NONE
	-
	-

Owners

Owner	REILLY LEROY G & ANNA REILLY JTS
Address	2386 SUMATRAN WAY # 8
City, State, Zip	CLEARWATER FL 33763
Deed Date	20050414
Book	22525
Page	152

Assessed Values

Land	\$7,300
Building	\$0
Total	\$7,300
Homestead / Veterans Exemption	\$0
Other Exemptions	\$0
Taxable Value	\$7,300

Tax Amount	\$94.83
The FY22 tax rate is \$12.99	

To view FY22 and prior tax bills online, please [CLICK HERE](#)

Sales History

Date	Price	Grantee	Grantor	Book	Page
04/14/2005	\$25,000	REILLY LEROY G &		22525	152
07/20/1971	\$0	REILLY LEROY G		3199	227

Assessment History

Year	Land	Building	Total	Standard Exemption	Other Exemption	Taxable Value
2021	\$7,300	\$0	\$7,300	\$0	\$0	\$7,300
2020	\$7,500	\$0	\$7,500	\$0	\$0	\$7,500
2019	\$7,500	\$0	\$7,500	\$0	\$0	\$7,500
2018	\$7,500	\$0	\$7,500	\$0	\$0	\$7,500
2017	\$7,500	\$0	\$7,500	\$0	\$0	\$7,500
2016	\$7,500	\$0	\$7,500	\$0	\$0	\$7,500
2015	\$11,600	\$0	\$11,600	\$0	\$0	\$11,600

2014	\$11,600	\$0	\$11,600	\$0	\$0	\$11,600
2013	\$11,600	\$0	\$11,600	\$0	\$0	\$11,600
2012	\$11,600	\$0	\$11,600	\$0	\$0	\$11,600

2014	\$10,200	\$0	\$10,200	\$0	\$0	\$10,200
2013	\$10,200	\$0	\$10,200	\$0	\$0	\$10,200
2012	\$10,200	\$0	\$10,200	\$0	\$0	\$10,200



parks,
recreation
& facilities

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: January/February 2026

Parks Division Staffing

- Total Budgeted positions in Parks Division: 50
- Vacancies:

Citywide Unhoused Report

At this time, there are 25 encampments citywide, which is actually 4 more than this date in February of 2025. Of the 25 active tent sites, 7 of them are located on City property. Overall, in 2026, City Staff (primarily Rangers) have tagged and removed 35 tents citywide. Park Rangers continue to tag and remove between 5 and 20 tents from City land each week and conduct a thorough clean-up afterward with the help of other Parks staff or contractors. There continues to be a steady capacity available at the Homeless Services Center.

Frozen Funk Skating Event

Community Partners and City Staff organized another successful year of the Frozen Funk Skating Event at Deering Oaks in January, where the largest turnout yet was seen. 500+ people stormed the ice to skate, dance, and sing. There were rental skates, hot cocoa, lights, music, and excellent energy. Thank you to all those who worked to make this event happen again.

Stroudwater Bridge Installation

The Stroudwater Bridge was installed on Friday, the 30th. The next aspects of the project are to construct the wooden ramps leading up to the bridge, which currently sits 5' above ground level due to the required height of installation over the river and 100 year flood levels.

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 going out to bid for Winter for Spring or Summer 2026 construction.
- 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.
- Lower Western Prom Park Improvements: This project has been bid out and did not receive a bid

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

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

within the allocated budget, so it will be revised and re-advertised in the coming months.

- Longfellow Elementary School Playground: Playground Equipment has been selected. The project went out to bid in the Spring of 2025, only to receive one bid substantially over the budget for the project. It went out to bid again this Winter and staff again will be reviewing bids shortly for a potential Summer 2026 construction project.
- Reiche Elementary School Playground: The bids went out in the Fall of 2025, and a contractor has been selected to perform the work during the summer break of 2026.
- Portland Harbor Common: Groundbreaking will happen in the Spring of 2026
- Public Restrooms: So far, the city has installed 15 new public restrooms citywide over the past 3 years. Recent modifications were done to the units at The Eastern Promenade, Commercial St/Fish Pier, and Fox Field to include a vault for increased storage capacity. 4 more public restrooms are on the way, with one at Lower Western Promenade, 1 at the Spring and High Street parking lot, and 2 at the Eastern Promenade near the existing bathhouse.
- Tyng-Tate Playground: Final designs are being completed, and the project bid documents are soon to be submitted to the Purchasing Department for review. With the help of a CDBG grant allocation in July of 2025, the project should have enough resources to be completed to the design's satisfaction.
- Community Garden Rebuilds: Casco Bay Community Garden is next on the rebuilding list, which is being planned for the Spring of 2026. This requirement to rebuild the garden by raising each bed and installing a fabric barrier follows the CDC guidelines set forth from soil testing in 2024.
- Riverton Trolley Park Recreation Improvement Project: The bid documents for the Riverton Trolley Park Parking Lot improvements are being finalized and are scheduled to be advertised later in January for an anticipated Spring 2026 construction schedule. Once complete, the final step in completing the LWCF project requirements would be installing the remaining signage that has already been fabricated.
- Fore River Kayak Launch: The Land Bank has allocated funding to install a kayak launch at the head of the Fore River in Stroudwater Park at the corner of Congress and Waldo Streets. Parks Staff are exploring the options for this launch to help formalize and improve an existing use in this space.
- Trinity Park Reconstruction: Trinity Church Representatives and City Staff have been working to finalize the construction documents and design for Trinity Park. The next step is to create bid documents and work through the private contribution acceptance process before we are able to go out to bid on the project.