

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, Ardath 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)

March 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/8249/media>

- I. Call to Order
- II. Citizen Comment Period
- III. Agenda Items
 - i. Acceptance of Meeting Minutes: February 11, 2026
 - ii. New Business
 - a. Secretary's Report
 - b. Treasurer's Report
 - c. Review Land Bank Flyer/Outreach materials Draft
 - iii. Old Business
 - iv. Communications and Parcel Updates
 - a. Parcel updates
 - b. Parks Division Report
 - c. Land Bank Commission Report
 - v. Commissioner requests for Agenda Items
- IV. Adjournment

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Land Bank Commission Minutes
February 11, 2026
5:00 PM
Parks, Recreation, and Facilities
212 Canco Rd. Suite A
Portland, Maine 04103

This meeting was recorded and is available to watch on the Agendas and Meetings Portal here:

I. Call to Order- J. Kachmar called the meeting to order at 5:00 pm

II. Citizen Comment Period-No public comment

III. Agenda Items

i. Acceptance of Meeting Minutes January 14, 2026- Motion to accept the minutes made by S. Thompson and seconded by M. Scrameyer. Passed unanimously 6-0, with 3 arriving after the vote took place

ii. New Business

a. Secretary's Report

Annual Report: Motion to approve the 2025 Annual Report made by R. Foster and seconded by M. Scrameyer. Passed unanimously 9-0

b. Treasurer's Report

Annual Budget: Motion to accept the budget as drafted, subject to \$10,000 Davis Pines due diligence expenditure and \$50,000 placeholder for FY23 expenditure

c. North Deering Park Endowment- E. Hipple provided a verbal update regarding potential funding through the Land for Maine's Future (LMF) grant program. The update focused on a specific opportunity to support North Deering Park through a newly available funding source.

Key Details:

- Purpose: To establish a required stewardship endowment for the park.
- Funding Requirement: A \$12,500 contribution is needed to seed the endowment.
- Match Requirement: The grant operates on a one-to-one match basis.
- Restriction: Funds must be used exclusively for the endowment to ensure long-term maintenance and protection of the property.

A motion was made by S. Thompson and seconded by R. Foster to authorize the use of Land Bank funds as the source to seed the \$12,500 contribution toward the North Deering Park endowment. Passed unanimously 9-0

d. Identify Parcels for Capital Improvements-The commission discusses ways to collect feedback from the public to help identify Land Bank parcels in need of improvement.

Outreach recommendations:

- Portland Trails land stewards program
- Parks Department See Click Fix data
- Outreach to neighborhood associations
- Park Ranger input
- Parks Commission and Green Space Gathering

Suggestions of what can be done:

- Trails
- Kiosks
- Picnic tables
- Signs
- Conservation/habitat restoration
 - D. Roncarati identified Presumpscot River Preserve erosion as a potential area for ecological restoration. Planting dogwood and diverting foot traffic at the site were a couple of ideas.

Reilly Parcels-J. Kachmar provided a comprehensive background on the Reilly parcels, which have been identified as high-priority for the Land Bank. The discussion covered the necessary considerations and estimated costs associated with the due diligence required for a potential acquisition.

Status: The seller has officially responded to the Land Bank's Letter of Interest. Acquisition will be

based on fair market value as determined by a professional appraisal. Initial costs for a professional survey and appraisal are estimated at \$2,000. A formal letter will be sent to the owner outlining the Land Bank's process and the specifics of the due diligence phase. The Planning Department will conduct a review alongside the survey to determine the land's developability. It was noted that any final acquisition must receive formal approval from the City Council.

Motion made by M. Carey and seconded by A. Dixon to pursue acquisition of the Reilly parcels up to \$2000 toward initial due diligence. Passed unanimously 9-0

iii. Communications and Parcel Updates

a. Parks Division Report: E. Hipple provides an update on the Stroudwater Bridge project to connect Unum trails with Fore River Preserve trails.

b. Parks Commission Report- R. Foster provides an update on Party in the Park plans. Location Payson Park, Date June 16th.

iv. Commissioner requests for Agenda Items

- Communication with the Sustainability committee
- Davis Pines letter of intent
- Promotion brochure for Land Bank
- Hope Ave
- Add parcel updates as an item under the communications & parcels item
- Field Trip planning

IV. Adjournment: 6.25 pm

Let's Turn Unused Land Into Community Value

The Portland Land Bank Commission works with developers, real estate professionals, and property owners to find smart uses for parcels that aren't ready for traditional development.

- OPEN SPACE
- SMART GROWTH
- COMMUNITY PARTNERSHIPS
- CONSERVATION

✦ Got a parcel sitting idle — too constrained, too wet, or too irregular to develop? We want to hear from you.

HOW WE CAN HELP

We're a Resource, Not a Roadblock

The Land Bank Commission works alongside developers, nonprofits, and city boards — not in opposition to them. We help identify parcels where conservation makes more sense than development, and make that transition smooth for everyone involved.

Developer with a constrained remnant lot? Agent navigating a tricky transaction? Property owner with land that hasn't found its purpose? Let's talk.

THE BUSINESS CASE

Open Space Drives Real Estate Value

Proximity to parks, trails, and waterfronts is one of the most consistent value drivers in real estate. Green, livable communities attract tenants, support higher rents, and strengthen neighborhood appeal.

Identifying land that belongs in conservation creates cleaner paths for development everywhere else — fewer planning surprises, better project outcomes.

WHY PARTNER WITH US

We Help Projects Move Forward

Wetlands, irregular remnants, and constrained lots can hold up timelines or complicate permitting — or become protected open space that adds value to surrounding projects.

01

SMOOTHER PERMITTING

Clear conservation priorities mean fewer planning surprises and shorter timelines.

02

STRONGER NEIGHBORHOODS

Open spaces improve health, recreation, and quality of life — things the market increasingly demands.

OUR MANDATE

About the Land Bank Commission

The Commission identifies and protects open space within Portland — preserving the balance between development and conservation for wildlife, ecology, recreation, and scenic value. Our responsibilities include:

- Acquisition and conservation of open space within the city
- Advising the City Council on priority acquisitions
- Pursuit of gifts and funds from private and public sources
- Proactive protection through easement or deed restriction
- Ongoing citywide open space inventory
- Collaborative review of development projects and parcels

Let's Keep Portland Special — Together

We're ready to collaborate on your next project or any parcels you have questions about.

✉ landbank@portlandmaine.gov

🌐 portlandmaine.gov/715/Land-Bank-Commission

📍 City of Portland, Maine



parks,
recreation
& facilities

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Parks, Recreation & Facilities Department
Ethan Hipple, Director

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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: March 2026

Parks Division Staffing

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

Citywide Unhoused Report

At this time, there are 20 encampments citywide, which is the same number as this date in 2025. Of the 20 active tent sites, 5 of them are located on City property. Overall, in 2026, City Staff (primarily Rangers) have tagged and removed 56 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.

Seasonal Positions Advertised

The Parks Division is actively seeking applicants to join the team in a variety of capacities. Whether folks are interested in the maintenance of the City's Cemeteries, Ballfields, Parks, or Playgrounds we have a role for you. There are also Summer employment options to help water trees, work with our forestry team, plant and maintain flower beds, or work with our Park Ranger Team. There are a number of great ways to be out in nature and give back to this city we all love.

CIP Updates

The CIP has been reviewed by the Council Finance Committee and sent up to Full Council. The current Parks projects on the Finance Committee's recommended list are as follows:

- Longfellow School Community Playground Improvements - \$271,000
- East End School Playground Design - \$70,000
- Deering Oaks Lighting Improvements - \$550,000
- Deering Oaks Roadway Repaving(Tennis Court Road) - \$270,000
- Fencing Replacements (Various Locations) - \$450,000
- Congress Square Park - \$500,000
- Court Resurfacing (Various Locations: DHS Tennis, Reiche, Pleasant St, etc) - \$150,000
- Fitzpatrick Track Resurfacing - \$500,000

The Great Portland Pick-up

The Portland Parks Conservancy and the City of Portland are teaming up to host the second annual Great



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Parks, Recreation & Facilities Department
Ethan Hipple, Director

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Parks, Recreation & Facilities Department
Alex Marshall, Parks Director

Portland Pickup Event on Saturday, April 25 from 10am - 12pm. Gather your neighbors and come out for a morning of outdoor cleaning. The Winter tends to bury a great deal of debris which collects for months and is exposed on the streets, in peoples yards and in our beloved Parks. This event is a way to bring people together to give back to their city. Please visit the website below for more details on how to participate as they are released.

<https://www.portlandmaine.gov/1600/The-Great-Portland-Pickup>

Park Projects and Department Updates

Staff are working on the following Park Improvement projects:

- Stroudwater Bridge: The Stroudwater Bridge has been completed. Final site work disturbance restorations will occur when the weather improves.
- 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, has been bid and is currently under review for potential construction in the Summer 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.
- Lower Western Prom Park Improvements: This project has been bid out and did not receive a bid 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



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Ethan Hipple, Director

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- 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.