

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:

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)

September 9, 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/8255/media>

- I. Call to Order
- II. Citizen Comment Period
- III. Agenda Items
 - i. Acceptance of Meeting Minutes: August 12, 2026
 - ii. Old Business
 - a. University Park
 - iii. New Business
 - a. Secretary's Report
 - b. Treasurer's Report
 - iv. Communications and Parcel Updates
 - a. Parks Division Report
 - b. Parks Commission Report
 - v. Commissioner requests for Agenda Items
- IV. Adjournment

Land Bank Commission Minutes

August 12, 2026

Location: Parks, Recreation, and Facilities, 212 Canco Rd. Suite A Conference Room, Portland, Maine 04103

Recording: This meeting was recorded and is available to watch on the Agendas and Meetings Portal: <https://portlandme.portal.civicclerk.com/event/8254/media>

1. Attendance

Commission Members Present: Ardath Dixon, Jon Kachmar, Joshua Barber, Michael Scrameyer, Robert Foster

Commission Members Absent: Daniel Herzlinger, Michael Carey, Simon Thompson

City Staff Present: Ethan Hipple (Parks, Recreation, & Facilities Director), Jessica Teesdale (PRF Sr. Executive Assistant)

2. Call to Order

J. Kachmar called the meeting to order at 5:02 pm.

3. Public Comment

None.

4. Agenda Items

Acceptance of Meeting Minutes

May 13, 2026: R. Foster made a motion to accept the minutes, seconded by A. Dixon. Passed 3-0 (1 abstained).

New Business

Secretary's Report

D. Herzlinger (Secretary) was not present.

Treasurer's Report

R. Foster reported the current land bank balance is \$724,717, accounting for allocations to Davis Pines (\$10,000), the Stroudwater boat launch (\$30,000), and the North Deering Park endowment (\$12,500).

Motion: To approve the treasurer's report made by M. Scrameyer, seconded by R. Foster. Approved 4-0.

University Park Play Space

E. Hipple provided an overview and answered questions about size, scale, and clarification regarding the ordinance. Commissioners requested Corporation Counsel attendance at the next meeting to address questions about the ordinance.

Motion: To allow Portland Parks Division to proceed with conceptual design plans to build a natural playspace in University Park. J. Kachmar made the motion, seconded by M. Scrameyer. Approved 5-0.

Falmouth Spur Redesign

Bruce Van Note from the Maine Turnpike Authority provided an overview and answered questions from the commissioners.

Motion: To approve Maine Turnpike Authority archaeological and geotechnical borings on Land Bank Property. R. Foster made the motion, seconded by J. Barber. Approved 5-0.

Old Business

Stroudwater Boat Launch Funds

Motion: To increase the current allocated funds from \$30,000 to \$52,000 due to increased cost estimates and inflation. Motion made by M. Scrameyer, seconded by R. Foster. Approved 5-0.

Outreach Flyer Draft

Suggestions were made to increase font size, add photos, and reformat to fit City brand and accessibility guidelines.

Communications and Parcel Updates

Davis Pines: The parcel was separated, appraised at \$230,000, and deemed undevelopable. The property has since been sold to a new owner, who increased the asking price to \$1,000,000, disregarding the agreement to sell at the appraised price that the Land Bank had brokered with the previous owner. D. Roncarati noted that the owners will need to perform a natural resources assessment of the property to identify brooks and establish 75' to 100' buffers.

Portland House Undeveloped Parcel: Owner is interested in selling the undeveloped parcel and maintaining it as greenspace. J. Barber will proceed with a scorecard.

Reports

Parks Division Report: No questions were raised on the attachment provided in the packet.

Parks Commission Report: R. Foster provided an update on the 2027 CIP process. The Parks Commission recently experienced turnover and welcomed 3 new commissioners.

Commissioner Requests for Agenda Items

None.

5. Adjournment

Parks, Recreation and Facilities Management

Ethan Hipple

Director

Alex Marshall

Parks Director

August 4, 2026



Dear Land Bank Commission,

University Park is a beloved Urban Forest to the community surrounding it. It has a wonderful tree canopy and a beautiful and annually improved section of the Sebago to the Sea Trail running through it. This Open Space serves as a diverse habitat for this neighborhood while also providing a significant amount of cooling to all the homes surrounding it. When you look at this park from an aerial perspective, you truly see its prominence and importance to the recreational fabric of the neighborhood.

The construction of new housing adjacent to University Park emphasizes the need for more recreational amenities. One of these concepts that is currently being discussed and embraced by community members is the construction of a natural-style play space for the nearby youth. This would be a brand new playground that City Staff would need to maintain but would be a welcome addition to this neighborhood. Residents currently have to travel significant distances to the closest playgrounds: Lyseth Elementary (1.3 miles), Ocean Avenue Elementary School (1.4 miles), Longfellow Elementary School (1.4 miles), or Talbot Elementary School (1.4 miles). There also is not a park playground located in this area of the City. The nearest would be Heseltine(1.7 miles) or Payson Park(2 miles)

As you can see from the attached imagery, there are some fun but natural-looking ways to construct a playground that staff would like to explore in collaboration with the community. Our goal from presenting this information this evening is for the Land Bank to weigh in on whether they are supportive of this non-conforming use of Land Bank property .

A handwritten signature in black ink, appearing to read "Alex Marshall".

Alex Marshall

Parks Division Director

University Park open space



Concept ideas for the neighborhood play space



Hillside slide off earthen mound



Natural stone and aggregate bridge



Expanded slide and playspace view



Alternative hillside slide design option



Interpretive play platform



Natural material play structures



Youth dirt pumptrack



Youth dirt pumptrack



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Ethan Hipple, Director

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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 2026

Parks Division Staffing

- Total Budgeted positions in Parks Division: 52
- 2 Vacancies:
 - Athletic Facilities Maintainer
 - Forestry Foreperson (NEW)

Citywide Unhoused Report

At this time, there are 27 encampments citywide, which is down 5 tents from this time last year. Of the 27 active tent sites, 5 of them are located on City property. Overall, in 2026, City Staff (primarily Rangers) have tagged and removed 247 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.

Portland School Playground Reconstructions

Both Reiche and Longfellow School playgrounds are in the middle of being reconstructed. This work will continue well into the school year as the contractors start from scratch at each site and build back a unique and high play value site for each location. Staff are incredibly excited to see these spaces transform over the coming months.

Stroudwater Bridge Ribbon Cutting Ceremony

The Stroudwater Bridge project has been completed and is in full use. A ribbon cutting ceremony is being held on Wednesday, August 12th at 1pm at the bridge to celebrate this long anticipated installation. All are welcome to join us!

First Light Commons Progress Update

Portland Harbor Common has officially been renamed First Light Commons by City Council after an extensive public outreach and committee review process. Currently, the new park has all of its curblines set and salvaged granite forms placed. The contractor is still on schedule to complete the project this Fall.

Tennis Court Road Sidewalks and Roadway in Deering Oaks

The sidewalks along Tennis Court Road in Deering Oaks have been completed with brand new granite curbing and beautiful concrete surfacing. Additionally, the roadway will be repaved in the coming weeks



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using newly acquired CIP funds. These two projects completed in sequence will make this historic park space pop for all its visitors and allow for safer and more accessible passage.

Spring Tree Planting

Our Forestry Team completed its Spring Planting season with an incredible 187 trees planted. 57 of the trees were planted through the city's co-op tree planting program and the remaining 130 were strategically placed around the city within parks, open or newly created tree wells or as part of Park Projects such as the Rising Eddy Pool. Additional plantings will be happening this Fall to increase that number even further.

Riverton Trolley Park Parking Lot Improvements

The next phase of the Riverton Trolley Park improvements is the parking lot. A contractor is beginning that work this week. A new pathway connection off Forest Avenue, Food Truck/Cart Plaza and a newly paved parking lot are all part of those improvements.

Park Projects and Department Updates

Staff are working on the following Park Improvement projects:

- 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.
- 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.
- 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. Donated funds and



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Memorandum of Understanding has been approved by City Council.