



Commission Members:

Chair Pat Bailey, Jayne Foley, Daniel Herzlinger, Jennifer Fox, Robert Foster, Jon Kachmar, Kara Wooldrik, Simon Rucker, Baxter Miatke, and Andrew Zarro

City of Portland
Land Bank Commission Agenda

September 8, 2021

5:00 PM

Due to the existence of an emergency or urgent issue, the Land Bank Commission will conduct this meeting by remote methods/technology at the Zoom link provided below, in accordance with the requirements of 1 M.R.S. section 403-B and the City Council's Remote Participation Policy.

Please use the link below to join the webinar:

<https://zoom.us/j/98497248698?pwd=QjJ1OUdoaitxMHZsb1V4RzRZbE50QT09>

Passcode: LandB8nk!3

Or Telephone:

**US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or
+1 253 215 8782**

Webinar ID: 984 9724 8698

- I. Call to Order
- II. Citizen Comment Period
- III. Agenda Items
 - i. Acceptance of the June 9th, 2021 Meeting Minutes
 - ii. North Deering Park Project Overview - Trust for Public Land Speaker, Phil Dube -
Action Item
 - iii. Treasurer's Report
 - iv. Secretary's Report
 - v. Tax Acquired Parcels Committee List
- IV. Communications
 - i. Parks Commission Report

The Land Bank Commission is responsible for identifying and protecting open space resources within the City of Portland. The commission seeks to preserve a balance between development and conservation of open space important for wildlife, ecological, environmental, scenic or outdoor recreational values.



- ii. Parks Division Report
- iii. Maine Conservation Corps Work at Riverton Trolley Park this Fall
- V. Parcel Updates
 - i. Redlon
 - ii. Riverton Trolley-Hale Parcel
- VI. Adjournment

The Land Bank Commission is responsible for identifying and protecting open space resources within the City of Portland. The commission seeks to preserve a balance between development and conservation of open space important for wildlife, ecological, environmental, scenic or outdoor recreational values.

2 | Land Bank Commission
landbank@portlandmaine.gov



Commission Members: Andrew Butcher, Jennifer Fox, Jon Kachmar, Kara Wooldrik, Simon Rucker, Baxter Miatke, and Andrew Zarro **Staff Members:** Mike Murray, Samara Ray and Doug Roncarti

**City of Portland
Land Bank Commission Minutes
June 9, 2021
5:00 PM**

On June 9th 2021 at 5:00 pm, the Portland Land Bank Commission conducted a virtual meeting using emergency legislation approved by LD 2167; 1 M.R.S. §403 A, that authorizes cities and towns to conduct meetings online. This meeting was conducted remotely using Zoom.

I. Call to Order Jon Kachmar announced he is presiding over the meeting. He made sure there was a quorum.

II. Citizen Comment Period

No public comment. There were a few updates about Commission seats. Robert Foster will be sworn in on July 1st and take over Stever Morgenstein's seat. Jayne Foley and Daniel Herzlinger are new commissioners who will be sworn in and active at the next meeting. Andrew Butcher's last meeting is tonight.

III. Agenda Items

i. Acceptance of the May 12, 2021 Meeting Minutes

Jennifer made a motion to accept the May minutes, Baxter seconded, the minutes passed unanimously and were accepted.

ii. Treasurer's Report

Baxter would like Mike to follow up the Parks Department's Financial Officer Amber Brooks as to why the \$100 donation from Jennifer Fox's family is on the June 1st Munis Report but not on the June 8th letter from Amber. Baxter would like a list of estimated maintenance costs for projects that were budgeted for already. Mike will get this list from the Parks, Recreation and Facilities Director and submit it at the next meeting. Simon thanked Baxter for going through the Munis reports. Simon asked where the \$275,000 from the Avengrid Foundation came from on the report, Mike explained the \$275,000 was an in kind reduction from the asking price to the actual price they sold it for which was 57,198.09 on Feb 26th 2021. Simon brought up the fact that this reduction should be the appraised value not the asking price, the appraised value was \$210,000 as of May 7th 2020. Jon noted that resolution needs to be had regarding this donation and checked back at the next meeting. Baxter made a motion to accept the report, Jennifer seconded, all voted unanimously to accept the report.

iii. Secretary's Report Doug and Simon met and went through the tax acquired parcels list. Doug said there are new parcels and a lot of reruns from previous lists. This updated Tax Acquired Parcels Committee List (TAPC) is in the Google Drive. This will be discussed at the next Land Bank meeting. Some parcels stay on the list and evolve and some are not good candidates for Land Bank to look into. Doug mentioned that all of the City Departments look through the TAPC list. Baxter asked if there was

a timeline to go over the TAPC list and Doug explained the City process can take some time, and there are multiple layers of review before the land goes up for sale.

IV. Communications

i. Parks Commission Report The Parks Commission met on 6.3.2021. Friends Groups are working to submit their project priorities by July 18th 2021 as input on the Parks Capital Improvement Projects that will be brought to the City Council later this year. The Parks Division is working to get Friends Groups more involved with parks. The Parks Handbook has been produced as a parks primer and it was shared with the Land Bank Commissioners. Michael Mertaugh has been appointed the new Chair. Cynithia Loenstein has termed out after 9 years, she will still serve on the Parks Conservancy. There will be no Parks Commission meeting in July. Fireworks will be held at the Eastern Prom for the 4th of July. Baxter encouraged commissioners to look at the ordinances in the Friends Handbook as they go over the distinctions between Land Bank Properties and traditional Parks. Simon noted that the Resources folder on Google Drive has a map that shows Land Bank properties. Jon explained that the City has thought about making these ordinances cleaner and parsing out some of the jurisdiction.

ii. Parks Division Report Jon asked if there were any comments. Mike noted that the report is prepared by the Parks Director Alex Marshall. Jon commented that the report is a great place to get information on what is going on in the parks.

V. Parcel Updates

- **1831 Washington Ave Parcel**- outer Washington Ave in North Deering. Simon has been in touch with TPL's Betsy Cook, TLP is the Project manager for this land acquisition project and she has informed him that they have an appraisal in process for the back acreage behind 1831 Washington Ave, a wooded area nearby and also a privately owned ballfield called Haverty Field.
- **Hope Ave** - located at the northern part of Portland along the Presumpscot River, the land is available for purchase. Baxter said that there were logistical complications with purchasing it for open space. Baxter said it is still for sale and he will keep it on the list.
- **Holbrook**- Near the Riverton Rail Trail parcels.- Pat was looking into this further. Doug noted that there were considerations for drainage of the Dole brook in this area. Doug wanted to make sure water resources were protected there regardless of what happens. Doug and Pat have discussed this land in terms of protecting the water resources there.
- **Riverton Parcels**- The appraisal was too high for what it is worth. There are private dollars from a local company that will be contributed if we purchase the parcels. \$15,000 towards the purchase of the property if we come to a reasonable price with the property owner. This is a separate parcel from the LWCF Recreation Improvements or Maine Conservation Corp maintenance work. This is a separate investment in Riverton Trolley Park.
- **Redlon Woods**- at the last meeting a new appraisal was authorized. Will check in with Pat at the next meeting about this parcel.

Next month's meeting will be a field trip bus tour of properties. An invite and itinerary will be sent out and published to the City's agenda center for the public to meet at the properties if interested. This trip will be at the same time as the monthly meetings July 14th at 5pm. The public is welcome to meet commissioners at the properties. The Commission will be on recess for the August meeting and the next regular meeting will Sept 8th 2021.

VI. Adjournment

A motion to adjourn was made by Simon, Baxter seconded, all voted in favor and the meeting was adjourned.



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September 1, 2021

City of Portland
Land Bank Commission
Maine

The Land Bank Commission,

I'm writing to request \$80,000 to support the acquisition of an +/- 8-acre forested parcel in North Deering, Portland. With help from The Trust for Public Land, the City of Portland submitted a \$400,000 grant request to the Outdoor Recreation Legacy Program (ORLP), a federal program. However, ORLP funding requires a 1:1 match and the \$80,000 request from The Land Bank Commission would help meet that need. The Trust for Public Land, the project manager, plans to also submit an application to the Land for Maine's Future Program to request an additional \$320,000, which would satisfy the 1:1 ORLP match requirement when combined with The Land Bank's support/contribution.

According to the Trust for Public Land's *Park Serve*, a geospatial analysis tool, North Deering is one of the few neighborhoods with a "high" need for public space within a 10-minute walk. Due to this deficiency, local children use this space as a wooded play space and refer to it as "The Forbidden Forest." The unofficial open space contains well-loved informal trails and wetlands, critical natural infrastructure that can help manage stormwater runoff and floods.

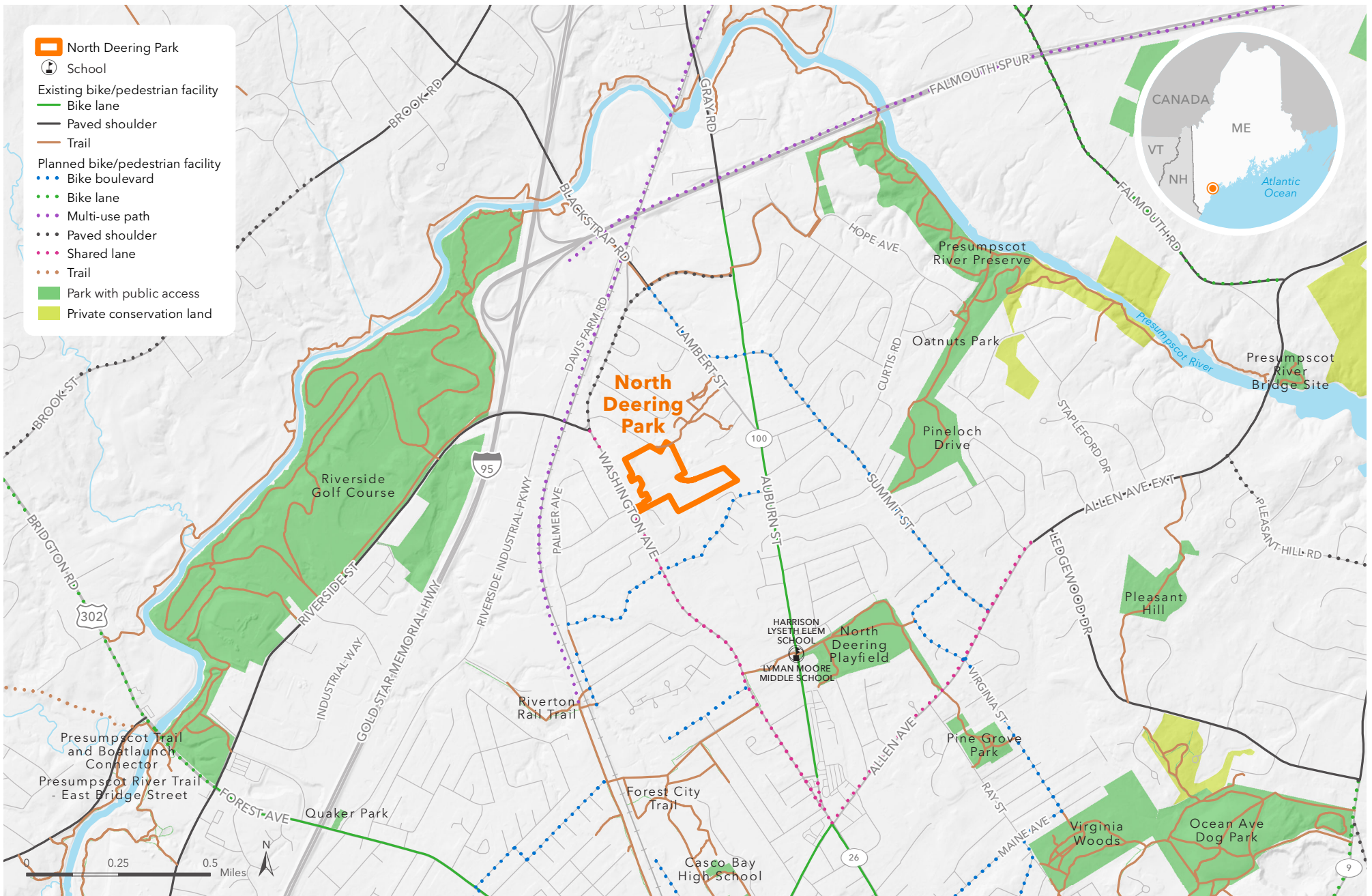
This project will add much needed public outdoor space in the neighborhood. During the COVID-19 pandemic, public outdoor spaces have offered respite and opportunities for physical activities to many communities. This park will make it possible for this community to have easy access to outdoor space and aligns with TPL's *Land for People* mission.

The Trust for Public Land (TPL) is dedicated to protecting *Land for People* and working with our partners we have conserved more than 170,000 acres and created over 70 new parks and public land units – including the Bayside Trail, Eastern Prom Trail, and Canco Woods – in Maine since 1998.

We are excited about this project and look forward to working with our partners to bring it to life.

Sincerely,

Phillip Dube, Senior Project Associate
The Trust for Public Land



North Deering Park

NEIGHBORHOOD MAP, NATIONAL PARK SERVICE OUTDOOR RECREATION LEGACY PROGRAM

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North Deering Park

BOUNDARY MAP, NATIONAL PARK SERVICE OUTDOOR RECREATION LEGACY PROGRAM

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

09/03/2021

Land Bank Commission,

Here is a list of Land Bank Maintenance Costs for 2021:

Maine Conservation Corps

Focus: Riverton Trolley Park

Team: 6 person field team for 2 weeks

Cost: \$8,300 total

Portland Trails

Focus: Leading MCC at Riverton Trolley Park

Team: 1 person for two weeks (40hrs @ \$60/hr)

Cost: \$2,400

Materials

50 yards of stone dust = \$1,150

25 yards of crushed stone = \$1,000

Various Lumber = \$1,350

Cost: \$3,500

Total: \$14,200

Thank you,

Ethan Hipple

Director of Parks, Recreation and Facilities Department

12-2020 Foreclosure Listing for FY2019 Taxes

YEAR	PARCEL	LOCATION	CLASS CD DESC	SQ FOOT	TOTAL ASSESSED VALUE/BUILDING AND LAND	Notes	Color from last year	Color for this year
2019	012-P-025-001	13 MARION ST	TWO FAMILY	5,706	\$308,300			
2019	013-M-024-001	189 CONGRESS ST	RETAIL & PERSONAL SERVICE	3,005	\$140,300			
2019	017-C-009-001	105 MONUMENT ST	VACANT LAND	7,230	\$271,400	Developable lot		Red
2019	022-I-011-001	78 SMITH ST	SINGLE FAMILY	2,700	\$111,200			
2019	044-C-003-001	YORK ST	VACANT LAND	2,134	\$178,250	Developable lot		Red
2019	062-E-001-003	22 CARROLL ST	RESIDENTIAL CONDO	0	\$148,200			
2019	066A-F-011-001	36 ROBERTS ST	TWO FAMILY	0	\$750,500			
2019	083E-E-042-001	39 SUNRISE LN	SINGLE FAMILY	0	\$194,600			
2019	085-L-008-001	139 SPRUCE AVE	VACANT LAND	10,018	\$454,400		Yellow	Yellow
2019	085-Q-014-001	25 ORWAY AVE	VACANT LAND	22,346	\$315,730		Yellow	Yellow
2019	085-U-006-001	60 ONWAY AVE	VACANT LAND	10,280	\$175,850		Yellow	Yellow
2019	085-V-007-001	5TH ST	VACANT LAND	26,266	\$198,350		Yellow	Yellow
2019	087-EE-012-001	18 CENTRAL AVE	SINGLE FAMILY	5,662	\$204,950			
2019	087-II-024-001	19 UPPER A ST	SEASONAL	6,751	\$182,800			
2019	087-R-001-001	340 ISLAND AVE	SINGLE FAMILY	11,848	\$114,050			
2019	092-F-022-001	20 EVERGREEN LANDING	TWO FAMILY	6,316	\$157,950			
2019	125-J-009-C01	3 CLAIRMONT CT	RESIDENTIAL CONDO	0	\$185,200			
2019	130-E-005-001	33 NORWOOD ST	SINGLE FAMILY	6,708	\$225,000			
2019	159-B-010-001	DUDLEY ST	VACANT LAND	6,011	\$274,050	Adjacent lot - could be developable but around Fall Brook		Yellow
2019	160-B-001-001	ROSEDALE ST	VACANT LAND	6,795	\$329,400	Adjacent lot backyard, around Fall Brook		Yellow
2019	160-D-036-001	DUDLEY ST	VACANT LAND	6,011	\$231,650	Same		Yellow
2019	160-D-040-001	DUDLEY ST	VACANT LAND	6,011	\$62,000	Same		Yellow
2019	160-D-042-001	DUDLEY ST	VACANT LAND	9,016	\$12,700	Same		Yellow
2019	162-J-006-001	58 VICTOR RD	SINGLE FAMILY	7,187	\$3,800			
2019	166-G-015-001	532 WASHINGTON AVE	TWO FAMILY	6,011	\$7,300			
2019	177-F-011-001	MOTLEY ST	VACANT LAND	5,009	\$3,600	Keep		Green
2019	177-F-012-001	MOTLEY ST	VACANT LAND	5,009	\$7,900	Keep		Green
2019	177-F-020-001	CAROLINE ST	VACANT LAND	5,009	\$5,100	Keep		Green
2019	177-F-021-001	CAROLINE ST	VACANT LAND	5,009	\$5,800	Keep		Green
2019	177-F-022-001	CAROLINE ST	VACANT LAND	4,573	\$5,100	Keep		Green
2019	183A-A-021-001	222 LUDLOW ST	VACANT LAND	6,506	\$5,100	Side yard		Red
2019	186-C-002-001	1235 CONGRESS ST	SINGLE FAMILY	16,117	\$7,700			
2019	200-C-001-001	PHILLIPS ST	VACANT LAND	9,147	\$3,700		Red	Red
2019	210-B-023-001	70 COBB AVE	RETAIL & PERSONAL SERVICE	4,965	\$3,700			
2019	228-A-017-001	1408 WESTBROOK ST	SINGLE FAMILY	14,723	\$3,700			
2019	272-N-032-001	PORTER AVE	VACANT LAND	3,615	\$3,700		Red	Red
2019	278A-A-008-001	12 BIRCHWOOD DR	SINGLE FAMILY	0	\$3,400			
2019	284-B-032-001	84 DEVON ST	SINGLE FAMILY	6,011	\$61,800			
2019	297-F-014-001	GOODALE ST	VACANT LAND	7,274	\$6,800		Red	Red
2019	306-A-001-001	LEIGHTON AVE	VACANT LAND	71,743	\$2,700		Red	Red
2019	309-D-041-001	84 ALDWORTH ST	VACANT LAND	10,018	\$5,800		Red	Red

12-2020 Foreclosure Listing for FY2019 Taxes

2019	333-G-034-001	162 BRAINTREE ST	VACANT LAND	3,397	\$37,900
2019	335-E-014-001	HOLBROOK ST	VACANT LAND	13,416	\$26,200
2019	339-C-009-001	HAMPTON ST	VACANT LAND	6,011	\$2,700
2019	343-B-029-001	3 VILLA AVE	VACANT LAND	5,183	\$10,700
2019	344-H-001-001	BREWSTER ST	VACANT LAND	9,016	\$4,800
2019	345-A-026-001	PLYMOUTH ST	VACANT LAND	12,893	\$4,400
2019	345-C-010-001	VILLA AVE	VACANT LAND	4,138	\$69,700
2019	347-A-018-001	PENNELL AVE	VACANT LAND	4,486	\$55,500
2019	347-B-015-001	PENNELL AVE	VACANT LAND	6,490	\$3,500
2019	347-B-018-001	PENNELL AVE	VACANT LAND	14,505	\$3,800
2019	348-B-001-001	COOLIDGE AVE	VACANT LAND	30,274	\$3,500
2019	348-C-001-001	1 DAVENPORT AVE	VACANT LAND	92,826	\$12,300
2019	349-G-004-001	DAVENPORT AVE	VACANT LAND	4,268	\$25,800
2019	402-I-006-001	ASH ST	VACANT LAND	10,802	\$78,900
2019	403-A-011-001	106 FLORIDA AVE	SINGLE FAMILY	9,496	\$3,600
2019	406-H-014-001	250 BURNSIDE AVE	SINGLE FAMILY	9,583	\$9,200

Side yard

Close to Dole Brook - might be good for water quality protection. Large cross country sewer there also.

Red

Yellow

Red	Red
Red	Red
Red	Red
Red	Red
Red	Red
Red	Red
Red	Red
Red	Red
Red	Red
Red	Red
Red	Red
Red	Red



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: September 2021

Parks Division Staffing

- Vacancy: Athletic Facilities Steward
- Vacancy: Parks Maintainer

Outdoor Recreation Legacy Partnership (ORLP) Program Grant

The city is partnering with Trust For Public Land to apply for an ORLP grant to secure funds to purchase 16 acres of land in the North Deering Neighborhood that would be preserved as open space. 8 acres are what is known as Haverty Baseball Field and 8 acres are a wetland/wooded area where trails would be developed. If the city is successful with this purchase we would be increasing our percentage of residents within a 10 minute walk to a park.

Piano in The Park

You may remember Piano's being in Squares a few years back? With the help of our Department Designer and Playgrounds Crew, we started up the Piano in the Park Program this summer. The idea is that we drop a piano in a park unannounced on Friday mornings and then post some clues online for people to find its location and post pictures of videos playing it over the weekend. This year's inaugural location was the bridge above the ravine in Deering Oaks and WOW, what a turnout and reaction. We followed that by visiting the Western Prom, Amethyst Park, Fessenden Park and the Back Cove Trail on consecutive weekends. Look out for it this weekend for it's last Park visit of 2021.

Portland Youth Corps 2021 Wrap Up

Year 1 of the Portland Youth Corps wrapped up in the middle of August. What a summer it was for the two groups of teens and our leaders. They did anything from invasive removal, trail building/repair, weeding, spreading woodchips and much more. It was a wonderful experience for the kids and we can't wait to get the wheels rolling again for next year and improve the program. Our AmeriCorps Leader, Meghan Lory, was an absolute Rockstar in developing the youth corps and we couldn't have accomplished it all without the help of our Lead Ranger Tim Stephenson and fellow Youth Corps Leader/Park Ranger Mike Vincent.

Park Projects and Department Updates

Staff are working on the following Park Improvement projects:

- Dougherty Field Playground: We are conducting a geotech analysis for stormwater control. Once complete we will finalize the stormwater design and create the site work bid documents.

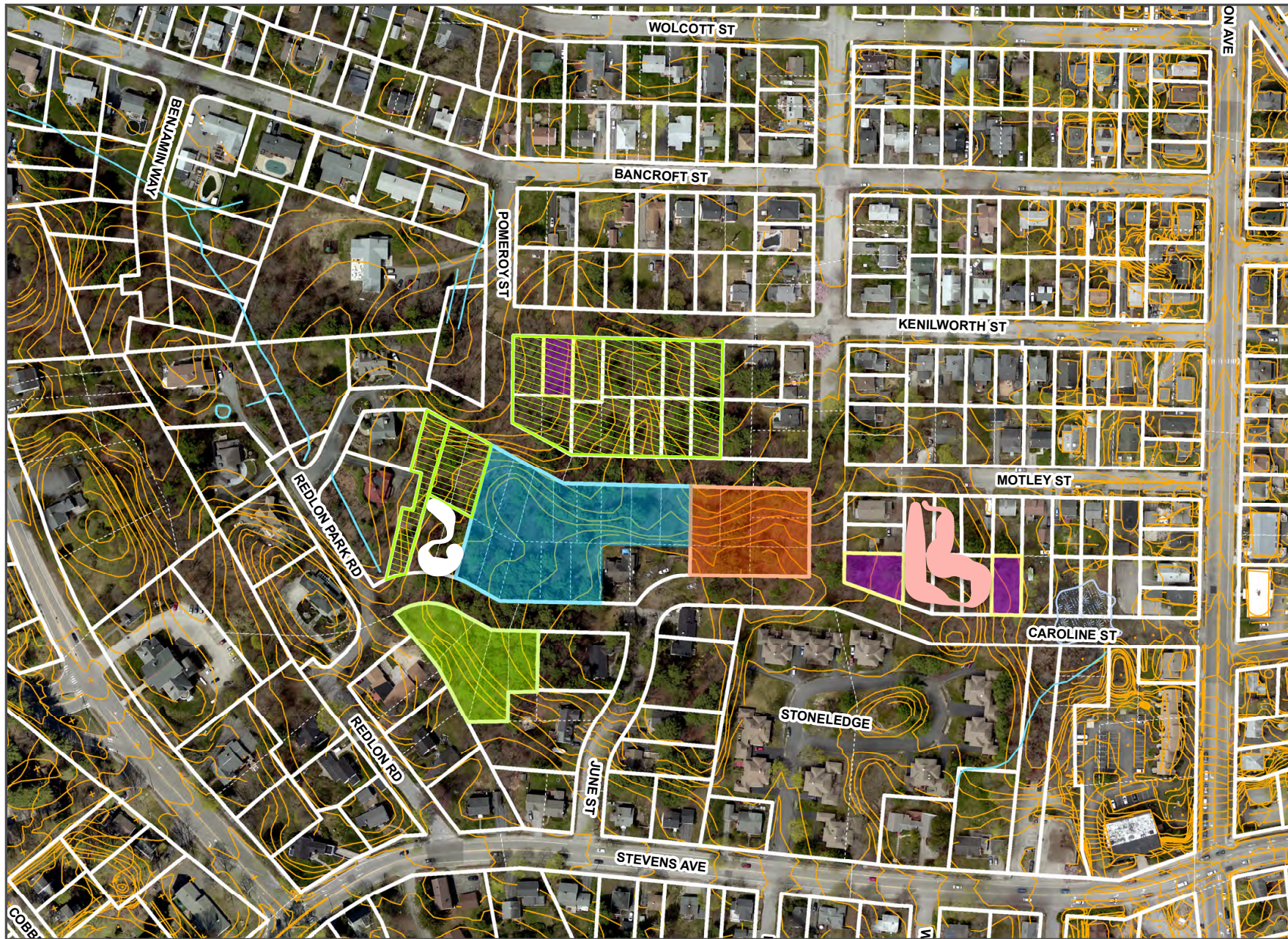


CITY OF PORTLAND
Parks, Recreation & Facilities Department
Ethan Hipple, Director

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

Playground equipment has been purchased.

- Park Walkway improvements: Deering Oaks bid documents are being finalized
- Fitzpatrick Drainage Improvements: Drawings are complete. An RFP is ready to be advertised in the Fall to seek bids for Spring 2022 construction
- Talbot School Basketball Court Reconstruction: This project is on hold due to the high bid climate. Revision of construction plans will commence before going out to bid again.
- Lyseth Playground: This project is in the design phase now that groups have been offered the opportunity to weigh in.
- Skate Park Expansion Phase II: Preliminary RFP for design development is being finalized and will be advertised when funding is in hand.
- Stroudwater Bridge: City Parks and Planning staff are working with Portland Trails and the Stroudwater Preserve Development Team to develop the plan for installation of the bridge that sits on the side of Westbrook Street before the I-95 bridge.
- Preble Street Field & Stormwater Project: Final design and landscaping plans are being finalized. 2022 is looking to be the summer where we get the elevated natural turf field back.
- 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.
- Riverton Trolley Park: The LWCF grant has been submitted. City Council gave their approval for the City to proceed with the grant application. Project budget will be an estimated total of \$500,000 (\$250,000 PPC/Private/City and \$250,000 LWCF)
- Public Toilets: CBDG funds have been approved to place 3 pilot bathrooms within CBDG eligible locations. These units will resemble a portable toilet in size but will have certain safety features and be aesthetically pleasing



CITY OF PORTLAND, MAINE
DEPT. OF PUBLIC WORKS
212 CANCO RD, SUITE B
PORTLAND, MAINE 04103
PHONE (207) 874-8801

LEGEND

-  Redlon Woods Phase1
-  Taylor
-  Berry2
-  Berry1
-  City-owned

Drainage

-  Brook
-  Ditch or Brook

Water Bodies

-  swamp
-  Countour Lines

Redlon Woods Area

Note: Drainage & Water Bodies were derived from aerial imagery, not survey or wetland delineation. They are an indicator of potential water features only.



January 7, 2020

DESIGN BY: DAR DRAWN BY: DAR CHECK BY: XXX
0 25 50 100 150 200 Feet

