



Commission Members:

Chair Pat Bailey, Jayne Foley, Daniel Herzlinger, Jennifer Fox, Robert Foster, Jon Kachmar, Kara Wooldrik, Simon Rucker, Baxter Miatke, and City Counselor Anna Trevorrow

City of Portland
Land Bank Commission Agenda

February 9, 2022

5:00 PM

On the second Wednesday of the month at 5:00 pm, the Portland Land Bank Commission will hold a meeting remotely using Zoom.

This meeting will be held remotely pursuant to the Remote Meeting Policy adopted by the Land Bank Commission and as authorized under 1 M.R.S. 403-B because of the existence of an emergency or urgent issue that requires the committee to meet by remote methods. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live, a recording will be available in the [Agenda Center](#) following the meeting.

For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

Please use the link below to join the webinar:

<https://zoom.us/j/98497248698?pwd=QjJlOUdoaitxMHZsb1V4RzRZbE50QT09>

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 Meeting Minutes: January 12th 2022 **Action Item**
 - ii. Parcel Updates

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.



- a. HP-3 High priority parcel Kensington St (listed as Windsor Ter)*
*The Commission may go into executive session pursuant to 1 M.R.S. 405(6)(C) to discuss real estate negotiations and the City's legal rights and duties.
- b. Redlon Woods*
*The Commission may go into executive session pursuant to 1 M.R.S. 405(6)(C) to discuss real estate negotiations and the City's legal rights and duties.

iii. New Business

- a. Secretary's Report
- b. Treasurer's Report

iv. Communications and additional Parcel Updates

- a. Parks Report
- b. Parks Commission Report
- c. Hale Parcel- **Action Item***
*Vote to recommend that the City Council approve the purchase and sale agreement to acquire property adjacent to the Riverton Trolley Park (834 Riverside Street) and to recommend that the Council designate such parcels as Land Bank property interests.
- d. 165 Sheridan Street Site Plan

v. Commissioner requests for Agenda Items

IV. 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.



Commission Members: Chair Pat Bailey, Jayne Foley, Daniel Herzlinger, Jennifer Fox, Robert Foster, Jon Kachmar, Kara Wooldrik, Simon Rucker, Baxter Miatke, and City Councilor Anna Trevorrow. **Staff:** Ethan Hipple, Samara Ray and Doug Roncarati

City of Portland
Land Bank Commission Minutes
January 12, 2022
5:00 PM

I. Call to Order

II. Citizen Comment Period

No comment from the public

III. Agenda Items

i. Acceptance of December 8th, 2021 meeting minutes- Action Item

The motion passed unanimously with a few edits.

ii. Treasurer's Report

Nothing to report. Staff will send the Treasurer the most recent financial report prepared by staff.

iii. Secretary's Report - Review Annual Report Presentation

Simon shared that the annual report was approved by the Commission at the last meeting and in preparation for bringing it to the City Council for acceptance Simon has prepared a presentation. The presentation will be given at the City Council meeting on January 19th, 2022. Jon will be there to present to the Council, Ethan will be back up. Baxter also offered to be back up to present.

IV. Communications

i. New City Councilor appointee- Welcome

Pat welcomed the new City Councilor Anna, she shared with her that a lot of good information is in the 2021 Annual Land Bank Report that was just produced. Pat thanked her for joining the Commission and Anna said she is looking forward to learning more about the work the Land Bank does.

ii. Parks Commission Report

Pat noted that there is a Land Bank Commissioner that serves on the Parks Commission as Land Bank Representative. Jon Kachmar is this person, he gave a summary of last month's Parks Commission meeting. At this meeting Jon gave a presentation about the two city ordinances pertaining to the Land Bank and Parks Commission. He said he would be happy to share the presentation with the Land Bank as well. The Parks Commission is working on interpretive historical signage for a handful of parks. Parks Director Alex Marshall spoke about the Project Canopy Grant the Parks division was awarded, they will be focusing on tree canopy improvements in the Bayside neighborhoods. Only 3 percent of Bayside has Canopy cover. The Division has also been working on making improvements to the congestion due to food trucks on the Eastern Promenade.. Pat asked who on the City side will be working on the park signage project. Ethan shared that they have been working with community resources and most likely we would bring on a consultant to create and fabricate the design.

iii. Parks Division Report

Ethan wanted to remind the new Commissioners that there is a Parks Report attached to each Agenda Packet. He highlighted the tree planting in Bayside neighborhoods, he noted this is an interesting part of the city due to the lack of tree canopy. In 2021 Forestry planted 30 trees in this neighborhood as conditions were favorable for planting. Where to put them is the challenge also not having the funding for

them. The department is looking at sustainable tree planting; they have received \$250,000 in ARPA funds that will be used on tree planting efforts in Bayside.

iv. Commissioner Requests for Agenda Items

Dan commented that he thought it would be great to create individual figures for each property that provided key facts about each property. He thinks this may visually help new Commissioners and the public understand the Land Bank properties better. He thinks it could enhance the Annual Report next year. Simon said he would start looking into this.

With the prospective United Soccer League (USL) Preble Street field being ruled out by the City, USL is looking at Fitzpatrick as a prospective soccer stadium. There is potential for Payson or Dougherty to be prospective sites for a track replacement if Fitzpatrick is converted to a soccer field. Robert wanted Ethan to confirm whether Payson Park and Dougherty field are both Land Bank properties. Ethan said that any change of use for these parks would need to be voted on by the Land Bank as they are protected under the Land Bank ordinance.

V. Parcel Updates

i. Hale Parcel - Jon gave a summary. This is a small 1 acre parcel adjacent to the Riverton Trolley Park. Funding for the parcel will come from the Land Bank and Allagash Brewery. Pat asked Michael Goldman for any updates on this. He said that Tom Jewel, a former member of this Commission, is assisting with this project. There is a Purchase and Sale draft that needs some fine tuning to make sure the funding part is accurate and the City's obligation to spend money will be contingent on getting the money from Allagash. This is a transaction the Land Bank will take to City Council for approval once they receive the final purchase and sale agreement. The Purchase and Sale agreement should be ready by the February Land Bank meeting.

ii. Redlon Woods

iii. North Deering Park - Simon wanted to let City Councillor Anna know a little bit about this project. The Land Bank has voted to appropriate \$80,000 to go towards the project. The Land Bank would be a partial funder of this project. The Trust for Public Land (TLP) has submitted an application for a \$400,000 Outdoor Recreation Legacy Partnership grant which is pending. TLP is also looking into Land for Maine Future funds and looking for access points, from Auburn Street to increase connectivity to neighborhoods to the east of the project. The whole site is +17 acres which consists of open space but we are calling it North Deering Park as there is already a developed baseball field on the property, Haverty Field.

Doug shared that TPL reached out to Public Works regarding stormwater mitigation. He wondered if there was clarity as to what would be going on the property, if it was developed as a recreational space the DPW would like to know how it will be developed. Ethan said the footprint would most likely stay the same. Doug said it may be good for Parks staff to have an in depth conversation with Public Works staff about improving the site but not impacting the natural resources that are already there.

iv. *Executive Session: Pursuant to 405(6)(C), the Commission may go into executive session for discussion on parcel acquisition.

Pat suggested they go into executive session to discuss Redlon woods. Simon made a motions to go into executive session, Baxter seconded a roll call vote was performed and the motion passed.

VI. Adjournment

The regular Land Bank meeting adjourned at 5:40 pm.

Executive session started at 5:44pm and was adjourned at 6:26pm.



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: February 2022

Parks Division Staffing

- Vacancy: Horticulturist
- Vacancy: Arborist

Public Restrooms Update

Two of the three Public Restrooms have arrived! The first one was installed at Fox Field along the sidewalk on Fox Street and between the Multi-use Field and Basketball Courts. The Second is along the sidewalk on Park Avenue at the top of the Rose Garden parcel. Each of these units are ADA accessible and will be receiving solar lighting for the interior and exterior in the coming weeks. A huge 'Thank You' goes out to the Parks Staff who made the installation happen. Parks delivered, Forestry placed and Playgrounds installed. None of this would have happened without the collaborative design process and construction from DSO Creative Fabrication in Saco. The final unit will be placed up at the Eastern Promenade in front of the basketball court.

Operating Budget Update

The Department operating budget has been submitted to Finance and the City Manager for their initial review. The next step is citywide revisions before the entire city budget is proposed to the Finance Committee and then full Council for approval. The Department of Parks, Recreation and Facilities has seen some significant cuts since the beginning of the Pandemic due to the lack of revenues coming in but we are seeing those revenues bounce back so are hopeful for growth and additional resources soon.

Dougherty Field Playground Project Update

The Dougherty Field Playground is one step closer to construction. As of two weeks ago the RFP was advertised for the sitework and installation of the playground which is anticipated to be completed later this Spring or Summer depending on contractor availability. Playground equipment for the project has already been secured from Kompan. We are overly excited to see this long anticipated project come together. This space will be an exciting and versatile transition between the multi-use field and the new workforce housing Douglass Commons Project and will be the meeting grounds for the next generation of youth in the neighborhood.



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

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

Park Projects and Department Updates

Staff are working on the following Park Improvement projects:

- Park Walkway improvements: Deering Oaks RFP will be advertised shortly as all documents have been submitted
- Fitzpatrick Drainage Improvements: Drawings are complete. An RFP is ready to be advertised.
- Talbot School Basketball Court Reconstruction: Additional funding has been secured and the bid will be advertised again in late Winter for a Summer/Fall construction.
- Lyseth Playground: Construction drawings are being created and the RFP will shortly follow for a late Winter advertisement and late Summer construction.
- 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. Grant funding will be essential as City funds are limited.
- Preble Street Field & Stormwater Project: Final design and landscaping plans are being finalized. Fall of 2022 is when the field is anticipated to return with Spring of 2023 as the first playable season.
- 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. The 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)
- Western Promenade Welcome Signs: Three new historic Welcome Signs are being ordered and installed as the weather permits. Spring will be the desirable time for this
- Lower Western Prom Park Improvements: Final design improvements have been made and construction/bid documents are to follow in the coming months.
- Community Garden Fence and Gate Installations: We will be replacing 6 Community Garden fences and 4 sheds. A fencing bid document will be advertised this Winter and installation is planned to begin in the Spring.

MEMORANDUM
City Council Agenda Item

FROM: Patrizia Bailey, Land Bank Commission Chair

DATE: February 28th, 2022

SUBJECT: Riverton Trolley Park Parcel Acquisition

SPONSOR: Danielle West

(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING

DATE ACTION IS REQUESTED: Feb 28th, 2022

1st Reading date: Feb 28th, 2022

Final Action date: March 7th 2022

Can action be taken at a later date: No

PRESENTATION:

I. SUMMARY

Approval of 834 Riverside Street Purchase and Sale Agreement to acquire these parcels to be added to the city-owned Riverton Trolley Park to protect ecological, historic, and scenic values of the park.

II. AGENDA DESCRIPTION

This order is to approve the Hale Parcel acquisition into the Land Bank.

III. BACKGROUND

The Land Bank Commission (LBC), on February 9th 2022, voted (add vote count from minutes) to recommend to the City Council the City acquisition of 834 Riverside Street to be added to the existing Riverton Trolley Park.

The project evaluation included significant considerations. All LBC property evaluations include a standardized “scorecard” that ranks the benefits and constraints of proposed property acquisitions. The scorecard for 834 Riverside Street indicates that the property would contribute to healthy forest, wetlands, and climate mitigation benefits as it is forested with mature, native trees. The scorecard also indicates the property would contribute to protecting the aesthetics and historic values of Riverton

Trolley Park. This parcel would become part of the larger Presumpscot River Preserve, and it would contribute towards sustainable land use as this area has been designated for significant open space associated with the Preserve. While this parcel does not provide additional access for underserved communities since Riverton Trolley Park already exists, and there is already waterfront access for hand-carry boats, the park itself provides these values. The property is within a 10-minute walk of the Portland Housing Authority's Riverton Park facilities.

The City's Economic Development Director, along with other City staff, assessed the potential for affordable housing associated with 834 Riverside Street and determined that the small size (about 1 acre), combined with the fact that it abuts a paper street that remains undeveloped, did not warrant further consideration for pursuing affordable housing options. The Riverton neighborhood has recently added around 40 affordable housing units in this area. The City staff recommendation was for 834 Riverside to be acquired by the LBC to become part of the Riverton Trolley Park.

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

The intended result is to acquire this property to incorporate it into the existing City Park, Riverton Trolley Park.

V. FINANCIAL IMPACT

There is minimal fiscal impact to the City since the LBC would cover the appraised value portion of the acquisition (\$27,000) and Allagash Brewing Company has agreed to cover the remaining portion of the acquisition (\$23,000). The LBC is requesting that the environmental due diligence be covered by the City using existing funds from the Housing and Economic Development Department.

VI. STAFF ANALYSIS AND RECOMMENDATION

The LBC and City staff recommend the City Council votes to approve the acquisition of 834 Riverside Street.

VII. LIST ATTACHMENTS

- 834 Riverside Street Purchase and Sale Agreement
- LBC Scorecard for project review
- Email correspondence from Economic Development Dir.
- Summary of 834 Riverside Street with maps/photos

Prepared by: The Land Bank Commission
Date: 2/03/2022

CONTRACT FOR THE SALE OF REAL ESTATE

Date: January, 2022

RECEIVED OF: City of Portland whose mailing address is 389 Congress Street, Portland, ME 04101, Attn: Danielle P. West, City Manager hereinafter called the Purchaser(s), the sum of Two Thousand Five Hundred Dollars (\$2,500.00) as earnest money deposit and in part payment of the purchase price of the following described real estate, situated in the municipality of Portland, County of Cumberland, State of Maine and located at Rear 834-842 Riverside Street; assessor 325-C-1-7; CCRD Plan 10, Page 141 Lots 21-27, and described at said County's Registry of Deeds Book 6251, Page 202 and further described as: 39,150 square feet of vacant land, hereinafter called the Property, being property owned by Dorothy Hale, whose mailing address is 446 Commercial Street, Portland, ME 04101, hereinafter called the Seller(s). The purchase and sale of the Property is upon the terms and conditions indicated below:

1. PERSONAL PROPERTY: The following items of personal property are included in this sale (if applicable): none.
2. PURCHASE PRICE: The TOTAL purchase price being Fifty Thousand Dollars (\$50,000.00) to be paid as follows: at closing.
3. EARNEST MONEY/ACCEPTANCE: Ainsworth, Thelin & Raftice, PA shall hold said earnest money in a non-interest bearing account and act as Escrow Agent until closing, at which time said earnest money shall be credited toward the purchase price; this offer shall be valid until 5 days after the date set forth above 1/ /2022 at 5:00 PM; and, in in the event of the Seller's non-acceptance, this earnest money shall be returned promptly to the Purchaser(s).
4. TITLE: That a deed, conveying good and merchantable title in accordance with standards adopted by the Maine Bar Association shall be delivered to the Purchaser(s) and this transaction shall be closed and the Purchaser(s) shall pay the balance due and the parties shall execute all necessary papers on or before 6/1/2022. If Seller(s) is unable to convey in accordance with the provisions of this paragraph, then the Seller(s) shall have a reasonable time period, not to exceed thirty (30) days, from the time the Seller(s) receives written notice of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is merchantable title, the Purchaser(s) may, within fifteen (15) days thereafter, at Purchaser's option, declare the contract null and void and any earnest money shall be returned to the Purchaser(s) and neither party shall have any further obligation hereunder. If the Purchaser(s) does not declare the contract void within the period set forth above, the Purchaser(s) shall have waived the right to object to title. The Seller(s) hereby agrees to make a good-faith effort to cure any title defect during such period.
5. DEED: That the property shall be conveyed by a Quitclaim with Covenant deed, and shall be free and clear of all encumbrances except building and zoning restrictions of record, restrictive covenants and conditions of record and usual public utilities servicing the property and shall be subject to applicable land use and building laws and regulations.
6. POSSESSION /OCCUPANCY: Possession/occupancy of premises shall be given to Purchaser(s) immediately at closing unless otherwise agreed by both parties in writing.
7. LEASES/TENANT SECURITY DEPOSITS: N/A
8. PRORATIONS: The following items shall be prorated as of the date of closing:
 - a. Real Estate Taxes based on the municipality's tax year. Seller is responsible for any unpaid taxes for prior years.
 - b. Seller(s) shall pay its transfer tax as required by the State of Maine. Purchaser is exempt from paying transfer taxes.
9. INSPECTIONS: The Purchaser(s) is encouraged to seek information from professionals regarding any specific issue of concern. The Agent makes no warranties regarding the condition, permitted use or value of the Seller's real or personal property. This Contract is subject to the following inspections, with the results being satisfactory to the Purchaser(s):

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED	TYPE OF INSPECTION	YES	NO	RESULTS REPORTED
a. General Building	☐	☐	Within <u>#</u> days	g. Lead Paint	☐	☐	Within <u>#</u> days
b. Sewage Disposal	☐	☐	Within <u>#</u> days	h. Pests	☐	☐	Within <u>#</u> days
c. Water Quality	☐	☐	Within <u>#</u> days	i. ADA	☐	☐	Within <u>#</u> days
d. Radon Air Quality	☐	☐	Within <u>#</u> days	j. Wetlands	☐	☐	Within <u>#</u> days
e. Radon Water Quality	☐	☐	Within <u>#</u> days	k. Environmental Scan	☒	☐	Within <u>90</u> days
f. Asbestos Air Quality	☐	☐	Within <u>#</u> days	l. Other: <u>survey</u>	☒	☐	Within <u>90</u> days

The use of days is intended to mean from the effective date of this Contract. All inspections will be done by inspectors chosen and paid for by the Purchaser(s). If the result of any inspection or other condition specified herein is unsatisfactory to the Purchaser(s), in Purchaser(s) sole discretion, Purchaser(s) may declare the Contract null and void by notifying Seller(s) in writing within the specified number of days, and any earnest money shall be returned to the Purchaser(s). If the Purchaser(s) does not notify the Seller(s) that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by the Purchaser(s). In the absence of inspection(s) mentioned above, the Purchaser(s) is relying completely upon Purchaser's own opinion as to the condition of the property.

11. FINANCING: N/A
12. AGENCY DISCLOSURE: The Purchaser(s) and Seller(s) acknowledge that there are no agent(s) representing either party incident to this transaction.
13. .DEFAULT: If Purchaser(s) fails to perform any of the terms of this Contract or is otherwise in default of any of its obligations, Seller's sole remedy shall be to retain the earnest money as full and complete liquidated damages. In the event Seller fails to perform any of the terms of this Contract or is otherwise in default of any of its obligations, Purchaser shall have the right to pursue all legal and equitable remedies available to it, including, without limitation, specific performance, but at all times may elect in substitution therefor, the right to a return of the earnest money. Notwithstanding any other provision of this agreement, Escrow Agent shall have the right to require written releases from both parties prior to releasing the earnest money to either party. If a dispute arises between Purchaser(s) and Seller as to the existence of a default hereunder and/or the release of the earnest money and said dispute is not resolved by the parties within (30) days, Escrow Agent may elect to file an action in interpleader and deposit the earnest money in the court to resolve said dispute, or otherwise disburse the earnest money pursuant to Maine Real Estate Commission regulations. Purchaser(s) and Seller, jointly and severally, shall indemnify Escrow Agent for all costs, losses, expenses, and damages, including reasonable attorneys' fees, incurred by Escrow Agent in connection with said action and/or in connection with any dispute relating to this Contract and/or the Deposit. This provision shall not be deemed a waiver of any defenses, immunities or limitations of liability or damages available to the Purchaser under the Maine Tort Claims Act, other Maine statutory law, judicial precedent, common law, or any other defenses, immunities or limitations of liability available to the Purchaser.
14. MEDIATION: Any dispute or claim arising out of or relating to this Contract or the premises addressed in this Contract shall be submitted to mediation. This clause shall survive the closing of this transaction.
15. PRIOR STATEMENTS: Any verbal representations, statements and agreements are not valid unless contained herein. This Contract completely expresses the obligations of the parties. This is a Maine contract and shall be construed according to the laws of Maine.
16. HEIRS/ASSIGNS: This Contract is assignable YES ☒ NO ☐. This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns (if assignment is allowed by the terms of this Contract), of the respective parties.
17. COUNTERPARTS: This Contract may be signed on any number of identical counterparts, including telefacsimilie copies, with the same binding effect as if the signatures were on one instrument. Original or telefacsimilied signatures are binding.
18. BINDING CONTRACT: This Contract is a binding contract when signed by both Seller(s) and Purchaser(s) and when that fact has been communicated to all parties or to their agents. The Effective Date of the Contract is noted below. Time is of the essence of this Contract.
19. REVIEW OF LEASES AND INCOME AND EXPENSE INFORMATION: N/A
20. Intentionally Omitted.
21. OTHER: The Buyer's obligations are subject to approval by the Portland City Council.

A COPY OF THIS CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND, BY SIGNATURE, RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED. IF NOT FULLY UNDERSTOOD CONSULT AN ATTORNEY.

Seller(s) acknowledges that the laws of the State of Maine provide that every buyer of real property located in Maine must withhold a withholding tax equal to 2 1/2% of the consideration unless the Seller(s) furnishes to the Buyer(s) a certificate by the Seller(s) stating, under penalty of perjury, that Seller(s) is/are a resident of Maine or the transfer is otherwise exempt from withholding.

Purchaser

Date

Name/Title

Soc. Sec # or Tax I.D.

The Seller(s) accepts the offer and agrees to deliver the above-mentioned property at the price and upon the terms and conditions set forth above.

Signed this: _____ day of January, 2022. Effective date of Contract: _____ , day of January, 2022.

The Listing Licensee is N/A

The Selling Licensee is N/A

Seller

Date

Name/Title

Soc. Sec # or Tax I.D.

Seller

Date

Name/Title

Soc. Sec # or Tax I.D.

Offer reviewed and refused on _____, _____, _____, Seller

January 31, 2022

Rob Tod
Allagash Brewing Company
50 Industrial Way
Portland, ME 04103

Re: Donation for Riverton Trolley Park Acquisition

Mayor Snyder and Members of the Portland City Council:

Allagash Brewing is very supportive of the efforts of the City's Land Bank Commission to expand the Riverton Trolley Park to include the parcel of land that immediately abuts the park near West and Prim Streets, and with the address of 834 Riverside Street. The open space of the existing Trolley Park, including the current effort to add additional park space, provides a significant amenity for people who visit or reside in the increasingly popular Riverton area. The park provides valuable open space along the Presumpscot River, while also preserving Portland's long history of tourism.

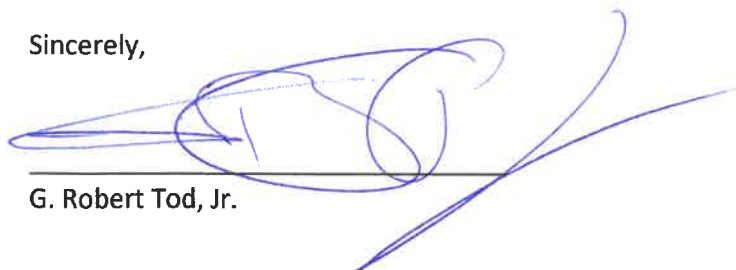
To assist with acquiring the parcel abutting the Trolley Park, Allagash Brewing is pleased to donate \$23,000 to the City of Portland to assist the City in acquiring the land parcel at 834 Riverside Street. We look forward to working with the City to complete this endeavor.

Regarding the logistics of our donation, our understanding is that the funds will be set aside in a dedicated fund solely for purpose of acquiring this parcel. If the acquisition of the land parcel does not occur within a reasonable period, we further understand that the funds will be returned. Once the City Council has formally approved the purchase and sale agreement for the parcel, please let us know and Allagash Brewing will mail or deliver a check for \$23,000 to the Department of Parks, Recreation and Facilities to assist with the acquisition. We will plan to deliver these funds within 3 days of receiving notice.

Allagash Brewing greatly appreciates the City's efforts to preserve open space in Portland, which contributes to a thriving economy, environmental stewardship, and health benefits for both residents and visitors. We also are very pleased to be able to assist the City in helping to enlarge public open space at Riverton Trolley Park.

If you have questions or need anything else, please let us know.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Robert Tod, Jr.", is written over a horizontal line. The signature is stylized with loops and a long, sweeping tail that extends to the right.

G. Robert Tod, Jr.

PORTLAND LAND BANK HIGH PRIORITY PARCEL SUMMARY

PROPERTY NAME: Hale (Riverton Trolley Park)

Location: 834 Riverside St. behind West St. and Prim St. just east of 302 and Riverside St. intersection

Size: 0.9 acre

Priority Scorecard: This site was ranked using the Land Bank prioritization process and matrix (scorecard) that is on file with the Land Bank's records. The site is ranked as a medium priority site since it meets several of the criteria for Land Bank properties. The property abuts Riverton Trolley Park and is within a 10-minute walk of a residential neighborhood that includes Portland Housing Authority facilities at Riverton Park. The Hale property has access via paper streets off of Riverside Street; however the cost to develop the paper street to required standards would be a considerable expense. There is demand for residential development since the property is close to a pending residential and commercial development that also abuts the park and has access via Riverside Street.

Ownership: The parcel (CBL 325 C001 to 007) is owned by Dorothy Hale from Scarborough, Maine and identified as 834 Riverside Street. The assessed value of the property is \$31,300 and the annual tax assessment is \$729.60.

Characteristics and Values:

This undeveloped property abuts Riverton Trolley Park and includes a nearby Portland Trails / Sebago to the Sea access point and trail that traverses the park. The park is an historic recreation area for Portland area residents, and adds to the park's forested park setting. The proposed property acquisition is currently forested and would add an undeveloped land buffer between the park and the existing residential houses on West and Prim streets.

The property is close to the Presumpscot River and the park provides waterfront access to the river. The forested land cover provides wildlife habitat for birds and small mammals as well as stormwater runoff buffering benefits between development on Riverside Street and drainage to the Presumpscot River. The Riverton area is becoming increasingly developed and Riverton Trolley Park offers an undeveloped, forested park area for recreation along the Presumpscot River, with the Hale property providing an important forested buffer area between existing residential and commercial development along Riverside Street.

Figure 1. Overview of the parcel showing the extent of the proposed acquisition.

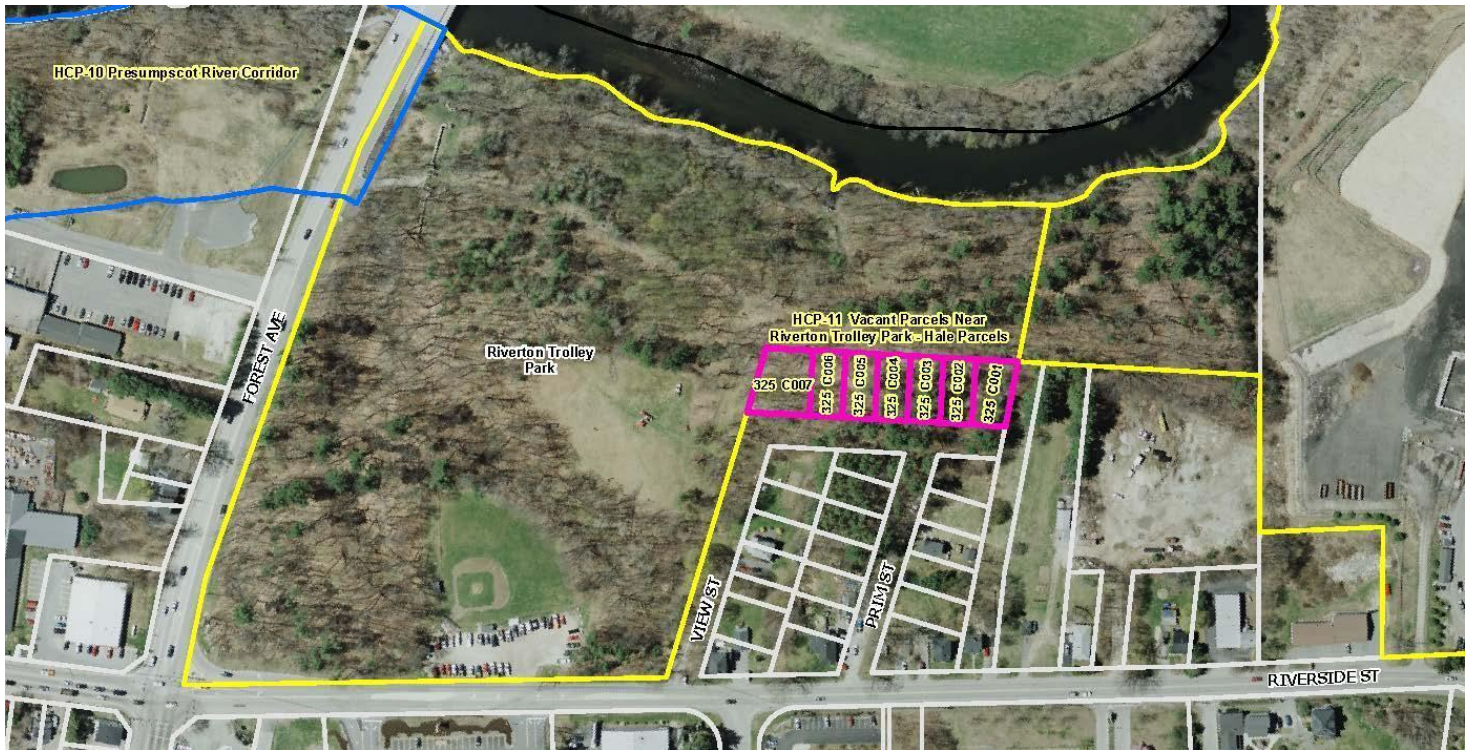


Figure 2. Photo of the site showing the intersection of Riverside Street and West Street that leads to the Hale property.

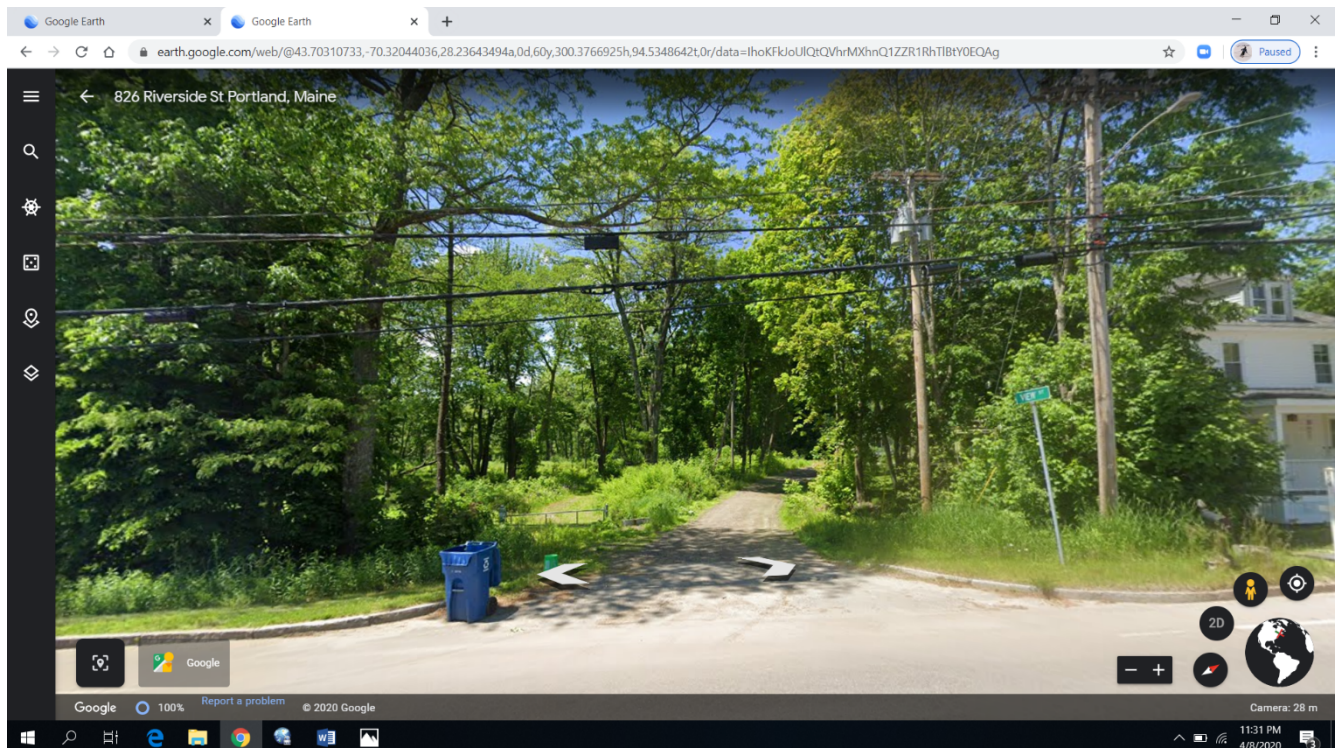


Figure 3. Photos of the site showing the intersection of Riverside Street and Prim Street that leads to the Hale property.

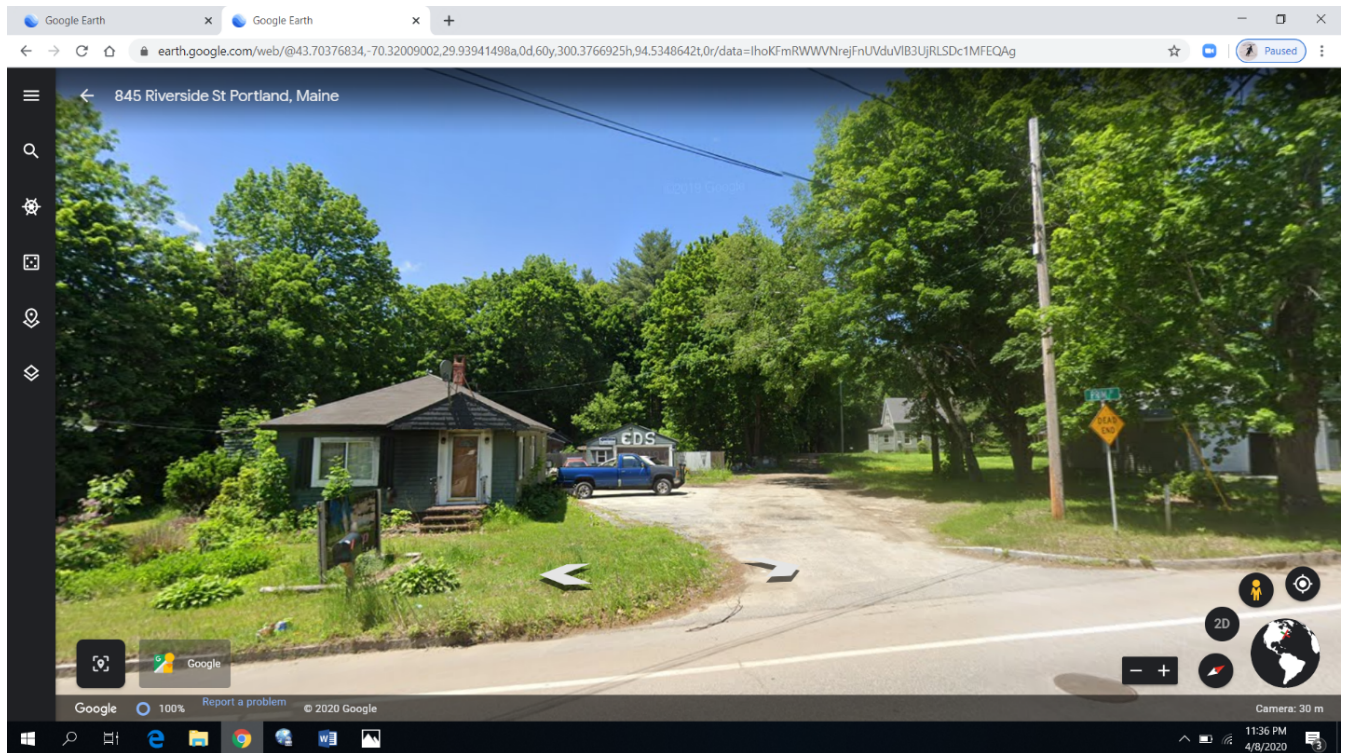


Figure 4. Riverton Trolley Park forested trail and Sebago to the Sea access adjacent to Hale property.



Priorities for Land Bank activities	YES	MAYBE	NO	Notes
Does the property have, or contribute to, healthy forest ecosystem?	x			Forested and abuts of Riverton Trolley Park
Does the property have, or contribute to, healthy wetlands, streams, river, ocean, aquifers or other water bodies?			x	Not far from Presumpscopt River but not directly abutting river
Does the property help mitigate or adapt to climate change impacts? (CO2 storage, storm impacts, tidal impacts)	x			Forested so some C02 storage
Does the property provide an opportunity to protect or improve a healthy ecosystem?	x			Preserves forested land abutting park
Does the property create a connection or link between nearby Parks or Land Bank properties?	x			Abuts Riverton Trolley Park
Does protecting the property support Portland's desired sustainable land use pattern of a dense core with developed corridors and nodes?	x			Abuts existing park space and historic site

Does protecting the property support Portland's desire for equal access to undeveloped natural space in every neighborhood? (all residents within a X minute walk)			x	Riverton Trolley Park already exists so no significant gain
Does the property provide water access for the fishing industry OR for recreation?			x	Not waterfront
Does the property provide passive recreation opportunities?	x			Would be added to Riverton Trolley Park

Other considerations

Is this a time-limited opportunity?	Maybe
Cost	
Maintenance needs, short or long term	Minimal
Are there opportunities for leverageing collaboration	City Riverton Trolley Park
Is there significant stakeholder support/opposition?	None known
Are there other competing land uses?	Potentially but low since the lots need road building
Are there opportunities to achieve multiple goals of Land Bank &/or other City entiti	Yes, abuts existing park
Are there underserved areas where geography is a priority for ecological health or human w	Yes, Riverton public housing
Historical significance (humans)	Riverton Trolley Park
Geologic significance	None known
Is there potential for urban agricultural use	None known



HCP-10 Presumpscot River Corridor

FOREST AVE

Riverton Trolley Park

HCP-11 Vacant Parcels Near
Riverton Trolley Park - Hale Parcels

325 C007

325 C006

325 C005

325 C004

325 C003

325 C002

325 C001

VIEW ST

PRIM ST

RIVERSIDE ST

Re: LBC-Riverton Trolley Park

 Greg Mitchell <gmitchell@portlandmaine.gov>
 To Pat Bailey
 Cc Mike Murray; Lori Paulette; Jon Kachmar; Ethan Hipple; Michael Goldman

Pat,

City staff completed their review of these properties and staff supports City property acquisition for the Land Bank.

Please let me know if you have any questions or require additional information.

Greg A. Mitchell, Director
 Housing and Economic Development Department
 City of Portland
 389 Congress Street
 Portland, Maine 04101
 Tel. 207.874.8945
 Fax 207.756.8217

On Fri, Nov 13, 2020 at 11:26 AM Greg Mitchell <gmitchell@portlandmaine.gov> wrote:
 Good morning Pat,

This is under review by city staff to formulate city staff's position.

Land Bank Commissioner Jon Kachmar had previously emailed me with this same request. The staff review has taken longer than anticipated. I will update you next week.

Greg A. Mitchell, Director
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