



Commission Members:

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

City of Portland
Land Bank Commission Agenda

May 11, 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

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Webinar ID: 984 9724 8698

- I. Call to Order
- II. Citizen Comment Period
- III. Agenda Items
 - i. Acceptance of Meeting Minutes: April 13, 2022
 - ii. New Business

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. Secretary's Report
- b. Treasurer's Report
- c. Redlon Update
- d. Coolidge and Davenport Lots - Simon Rucker
- e. 198 Pheasant Hill Drive Lots - Jon Kackmar
- f. Update on Stroudwater Preserve Bridge - Ethan Hipple
- iii. Old Business
- iv. Communications and Parcel Updates
 - a. Parks Commission Report
- 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, Jennifer Fox, Robert Foster, Jon Kachmar, Kara Wooldrik, Simon Rucker, Baxter Miatke and Brian Wasser. **City Staff:** Ethan Hipple, Michael Goldman, Doug Roncarati and Samara Ray

City of Portland **Land Bank Commission Minutes**

April 13, 2022

5:00 PM

**** This Agenda Packet was updated on 4/13/2022 at 3:13 PM***

I. Call to Order- Pat called the meeting to order.

II. Citizen Comment Period

Pat opened the meeting for public comment. She gave a summary of the function of the Land Bank Commission and outlined the process for public comment.

Susan Danly made a comment, she lives at 6 stoneledge drive next to Redlon Woods, she commented about the importance of preservation of open spaces in Portland. Strongly encourage the purchase of the parcel in Redlon Woods that is on the agenda tonight.

George Rheault of Hanover Street- he wanted to make the Commission aware of the Camelot Farms development off of Westbrook street, in that area there is an orphaned parcel near blueberry road that is supposedly a Land Bank parcel. He thinks the Land Bank could put this item on their agenda soon.

III. Agenda Items

i. Acceptance of Meeting Minutes: March 9th 2022

Jennifer moved to accept the minutes from March and Jon seconded. A roll call vote was performed and the minutes were unanimously approved.

ii. New Business

a. Secretary's Report

Simon discussed the tax acquired parcel list. Simon would like to evaluate and do a scorecard on one of the parcels on this list. Doug added that this parcel is adjacent to LB property behind PATHS school, they need to learn more about this property. Kara said she would be happy to help out if this TAPC Commission needed any help.

b. Treasurer's Report

Baxter provided a quick snapshot of Land Bank financials:

The last account balance I have as reported by the city is \$593,789.87

Items Approved/Allocated by commission, but not spent yet:

\$80,000- North Deering Park -(approved/allocated in Sep 2021)

\$27,000 -Hale Parcel (Riverton Trolley Park)

\$99,000 -Berry Parcels (Redlon)

Current balance with above approvals: \$387,789.87

*Finances on the agenda this evening:

Up to \$112,500 for Redlon Woods (developer parcel)

If approved new balance would be: \$275,289.87

The allocation from the CIP has not been added yet but it will be added later on this year, Baxter will share at next month's meeting.

c. Approval of draft purchase and sale agreement and allocation of up to \$112,500.00 for Redlon Woods - Action Item Berry Properties

The Land Bank has a Purchase and Sale agreement with Coastal Oaks and King Weinstein to purchase a parcel in Redlon Woods.

The neighborhood has fundraised a substantial amount of money to match Land Bank money to purchase this property.

Pat made a motion: *that the Land Bank approve the draft Purchase and Sale agreement for the Berry Properties in Redlon Woods with Coastal Oaks and King Weinstein and to allocate \$112,500 dollars which would be matching what was raised by neighbors. In addition to additional due diligence performed by the City of Portland, Maine.*

This motion was seconded by Jane. Pat opened up the floor for Commissioner and public comment.

Simon asked if new appraisals were necessary. Pat said that market costs were equivalent. Michael said there is not a legal requirement for an appraisal but the council may ask for it

Jon suggested getting face value, Simon said even getting comps to base the purchase price off of would be helpful. Pat said this would be part of their due diligence.

Maura Price- 29 June Street, spoke of the history of Redlon Woods. The Land Bank was formed with these woods in mind. She noted that having a Purchase and Sale agreement on the agenda tonight is a major achievement. She wanted the Commissioners to consider the work that has gone into this.

Jessica Teesdale- noted she has also been engaged in action for obtaining this parcel of woods to go into the Land Bank. She noted about the water issues that are already in this area and urged the Commissioners to put this parcel into the Land Bank,

Eli Tuchinsky- 37 Bancroft street- shared memories of growing up with these woods as his backyard, he would like this parcel to be put in the Land Bank.

Dana Baldwin- she spoke about affordable housing

Lindsay Butler- 23 Motley Street- she spoke of how amazing the Land Bank is. Folks on Motley street are regular folks and her house is an important investment.

George Rheault- noted it is not unusual to have moisture in a basement that is more than 42 years old. He said there is green gentrification. The silver lining is that if the City buys this property it can be rezoned for affordable housing.

Ben Strick- he wants to preserve this space for his children

Judy Gailen- children grew up next to these woods. Would like to see this land preserved.

Henry Powell- appreciated the due diligence, acting now is important

Jon noted how difficult this coming together has been, he offered Pat kudos. Kara wanted to thank the community for being so involved.

Staff perspective- great resource to Portland, walkers etc.

There was a roll call vote performed. All 8 commissions voted in favor of the motion, and the motion passed unanimously. Ethan noted that the next step is to bring this to the City Council for their approval.

d. Recommendation to add additional parcels 177 F023001 and 177F019001 to the Land Bank- Action Item

Pat discussed the location of the other parcels 177 FO23 and 177 F019

These parcels are in the Redlon Woods area and are undesignated city property that the Land Bank is interested in turning into open space.

Pat made a motion to put these two parcels 177F023 and 177F019 into the Land Bank. Robert Foster seconded the motion. Pat opened the floor for public comment, there was none.

A roll call vote was taken and all 8 Commissioners voted in favor of this motion, it passed unanimously.

iii. Old Business

a. High Priority Parcel Committee Update

Covered in Secretary's Report- reach out to Simon if any Commissioner is interested in being part of this Commission.

iv. Communications and Parcel Updates

a. Parks Report

b. Parks Commission Report

Exciting Parks Commission meeting on April 7th. Jon said he is a voting member of both the Land Bank and Parks Commission. He spoke about how there was a lot of public comment about the Food Truck pilot program at the Eastern Promenade.

c. North Deering Park Update

North Deering Park/Haverty Field property- submitted Outdoor Recreation Legacy Program grant for this property and Land for Maine's Future Grant to help support this project.

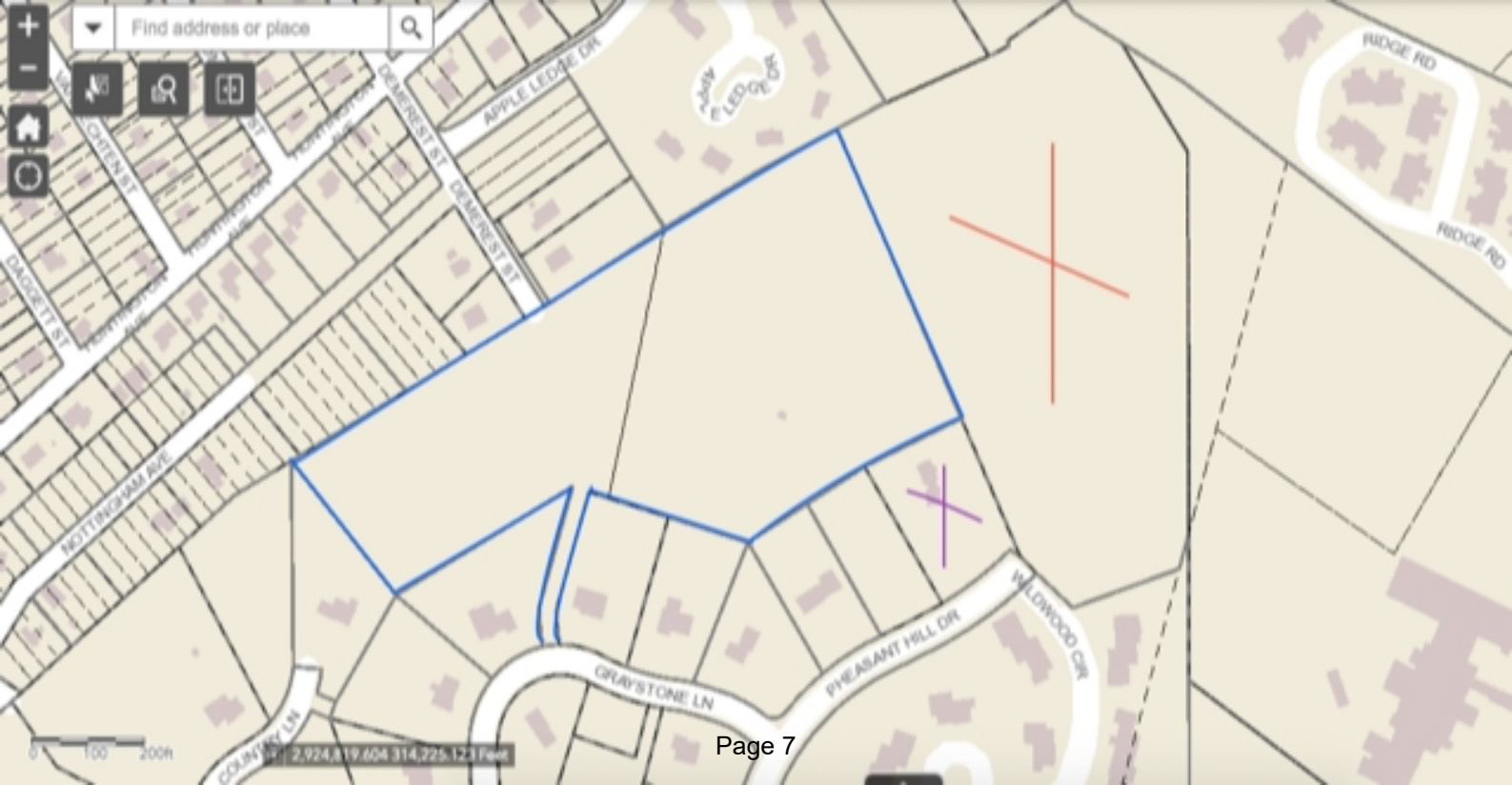
v. Commissioner requests for Agenda Items

Kara wondered if we should put a future agenda item for Stroudwater Preserve. This should go to the May Agenda meeting.

Jon has been doing some research on a property that is not on the Land Bank priority list. He would like to know to keep pursuing this potential parcel. Pat invited Jon to continue to work on this and bring it to next month's meeting.

IV. Adjournment

Pat adjourned the meeting at 6:40 pm





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Stroudwater Preserve Easements and Trails



Legend



Bridge

--- Trail

Open Space Easement



Trailhead

Public Access Easement



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Parks, Recreation & Facilities Department
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: May 2022

Parks Division Staffing

- Vacancy: Athletic Facilities Maintenance Worker III
- Vacancy: Forestry Supervisor
- Vacancy: Parks Maintainer
- Vacancy: Park Ranger
- Recently raised starting wage for Seasonal Positions to \$17/hour. Existing Openings:
 - Forestry Watering x2
 - Parks Maintenance x4
 - Playground Maintenance x2
 - Athletic Facilities Maintenance x4
 - Cemetery Maintenance x7

Food Trucks on the Eastern Promenade

2022 will see the implementation of a pilot program for food trucks in the middle lot off Cutter Street at the Eastern Promenade. There will be approximately 10 food truck spaces within this lot that licensed operators will need to apply for to have a chance to utilize one throughout the season. Two food trucks are able to apply for a single spot in order to maximize the time occupying the spaces. Year one will offer a waived license fee for food truck operators to apply for one of these spaces. The existing food truck rules are being amended to reflect the location changes, removal of access to the Eastern Promenade Roadway and improved trash and tree protection. The goal for implementation of this pilot program is June 15, 2022.

CIP Process

In less than a month we will be sending out a letter and form for friends groups and neighborhood associations to fill out to request projects for their respective park. This marks the beginning of the CIP process for the FY24 fiscal year. Folks will have until July 19th to provide their list of prioritized improvements for the Parks Department to then evaluate and insert eligible requests into the Department 10yr CIP plan. Once the 10yr form has been finalized, the Parks Commission will then have a chance to review and commissioners will vote on their prioritized list. The final step before submission to the Finance Director and City Manager is to have the Parks, Recreation and Facilities Department Director formalize the department priority list based on all provided feedback and information.



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Ethan Hipple, Director

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Earth Day 'Thank You'

Earth Day 2022 was yet again a wonderful display of Community within our parks and open spaces. We want to thank the many groups that took part in cleanup and trail work throughout the course of Friday, Saturday and Sunday. Portland Trails partnered in a City Staff cleanup effort around Canco Woods and University Park. The Eastern Prom had 3 separate cleanups with Deering Oaks, Payson Park, Back Cove and Baxter Woods all having cleanups. These volunteer efforts are an incredibly valuable piece of how these wonderful spaces are maintained throughout the year. None of these efforts would have been as successful without the help of the Park Rangers and Parks Conservancy Volunteer Coordinator who provide guidance and trash bags, gloves, trash pickers and debris removal.

Park Projects and Department Updates

Staff are working on the following Park Improvement projects:

- Park Walkway improvements: Deering Oaks walkway improvements are in the proposal evaluation phase.
- 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 as staff time allows.
- Lyseth Playground: A playground manufacturer has been selected with equipment to arrive before the start of the 2022/2023 school year. A site work RFP will be advertised shortly.
- Skate Park Expansion Phase II: Funding has been secured and bid documents have been advertised for a design/build project.
- 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. We are still waiting for federal approval of the grant. The City Council has approved the \$125,000 portion of the required match.
- 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 we



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are now waiting to secure additional funding to execute the entire project in the Fall of 2022 or Spring of 2023.

- Community Garden Fence and Gate Installations: We will be replacing 6 Community Garden fences and 4 sheds. Bids are being reviewed. Installation of Fences is anticipated for the Fall of 2022 with a backup of Spring 2023. Sheds will be replaced in tandem with the fencing work.