



Commission Members: Chair Patrizia Bailey, Kara Wooldrik, Simon Rucker, Meri Lowry, William Mann, Roger Berle, Steve Morgenstein, Andrew Butcher and Councilor Justin Costa.

City Staff: Doug Roncarati, Michael Goldman, Ethan Hipple and Alli Carroll

Land Bank Commission Agenda

February 13, 2019

5:00 PM

**Portland, Maine City Hall
389 Congress Street, Council Chambers**

- I. Citizen Comment Period
- II. Agenda Items
 - i. Acceptance of Meeting Minutes: January 09, 2019
 - ii. New Business
 - a. Secretary Report
 - b. Treasurer Report
 - c. Outreach Committee Report
Strategic Planning and Field Trip Planning
 - iii. Old Business
 - a. Holbrook Street Parcels
Vote for tax-acquired vacant land parcels on Holbrook Street, designated by the Assessor as 335-E-11 to 13, for recommendation to the City Council to place in the Land Bank.
 - b. Paper Streets Update
 - iv. Communications/Updates
 - a. Parks Commission Report
 - b. Parks Update

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.



In attendance: Commission members Chair Patrizia Bailey, V.Chair Steve Morgenstien, Treasurer Andrew Butcher, Secretary Simon Rucker, Kara Wooldrik, Roger Berle and Councilor Justin Costa. City Staff: Doug Roncarati, Ethan Hipple and Alli Carroll

Land Bank Commission Minutes

January 09, 2019

5:00 PM

Portland, Maine City Hall
389 Congress Street, Council Chambers

I. Citizen Comment Period

There are no citizens present to make comment at this time.

II. Agenda Items

a. Acceptance of Meeting Minutes: December 13, 2018

Roger moved to accept the meeting minutes of December 13, 2018. Andrew approved. Passed unanimously.

b. New Business

i. Secretary Report - Annual Report Review

Pat asked for comments. Roger said it looked great. Commission thanked Simon for his hard work. Pat says that the new budget just needs to be placed into the report. Doug suggested Exhibit B to be named "Property Interests". The Commission agreed.

ii. Treasurer Report

The Commission reviewed a budget presented by Pat and Andrew. Pat gave an overview of the hard work that occurred to get the revenue and expenditures to date. Ethan assured the Commission that retrieving information should be much more streamlined in the City's new financial system. He added that the balance of the Land Bank fund was confirmed by the Finance Director and is a total of \$438,413.00. There was question of the outstanding bills amount that needs to be confirmed still. Ethan will also confirm the amount of donations given for Redlon Woods.

The Commission worked through some technical aspects of the budget presented. Kara suggested formatting it in a way that was easier to read. Pat suggested adding \$100,000 that is subject to change as a line item for property acquisition. Commission agreed and thought it was a good goal to focus them on securing and protecting critical open space. The budget should speak to their priorities.

Andrew motioned to approve the annual report with the budget as amended. Kara seconded. Motion passed unanimously.

iii. Outreach Committee Report

There is no report at this time. Primary focus has been placed on the annual report and budget.

c. Old Business

i. Update to Councilor

Land Bank Commission
Wednesday, January 9, 2019
landbank@portlandmaine.gov



Pat went through the projects the Land Bank Commission has worked on over the past year to bring Councilor Justin Costa up to date.

III. Communications/Updates

a. Parks Commission Report

There is no update at this time.

b. Parks Update

Ethan explained the upcoming Walk in the Park event occurring on February 9th. This will be a cross-country ski and snowshoe trip through Evergreen Cemetery Woods. He encouraged Commissioners to participate. In addition to that, the department is speaking with the Student Conservation Association about returning this summer. The Commission is very thankful for the work the SCA crew has done in the past for Portland's Parks. They confirmed that they have put an amount in their budget to support them again this year and are excited to see what they will do.



Economic Development Department
Gregory A. Mitchell, Director

MEMORANDUM

TO: Land Bank Commission

FROM: Greg Mitchell, Economic Development Director

DATE: February 6, 2019

SUBJECT: **Tax-Acquired Vacant Land Parcels on Holbrook Street,
Designated by the Assessor as 335-E-11 to 13, for Recommendation
to the City Council to Place in the Land Bank.**

I. One Sentence Summary

Vote to recommend to the City Council the placement of tax-acquired vacant land parcels located on Holbrook Street in the Land Bank, designated by the Assessor as 335-E-11 to 13.

II. Background

It has been a goal of the Land Bank Commission to protect open space in Portland.

See attached map showing the location of the subject parcels, as well as other Land Bank properties in this area of outer Forest Avenue.

The rationale for the Land Bank designation is to protect open space in this area.

III. Intended Result and/or Council Goal Addressed

The intended result would be the placement of the subject property, containing 9,000 sq. ft., in the Land Bank to protect its natural state and provide additional green space in this area.

IV. Financial Impact and Purchase and Sale Agreement Highlights

There is no financial impact to place the tax-acquired vacant land parcels in the Land Bank as the City is no longer receiving annual property taxes.

V. Staff Analysis

Staff supports placing this property in the Land for protection of green space in the area.

Staff evaluated this property for housing development potential and determined that housing development is unlikely due to a lack of available public infrastructure (roads, water/sewer utilities) which would make it cost prohibitive to build any housing on the subject property, which would also include building the necessary street frontage.

A limited environmental assessment on the subject property was conducted with the finding that soil conditions do not indicate evidence of significant environmental impacts.

VII. Recommendation

Staff recommends the LBC vote to forward this item to the City Council with a recommendation to place these properties in the Land Bank.

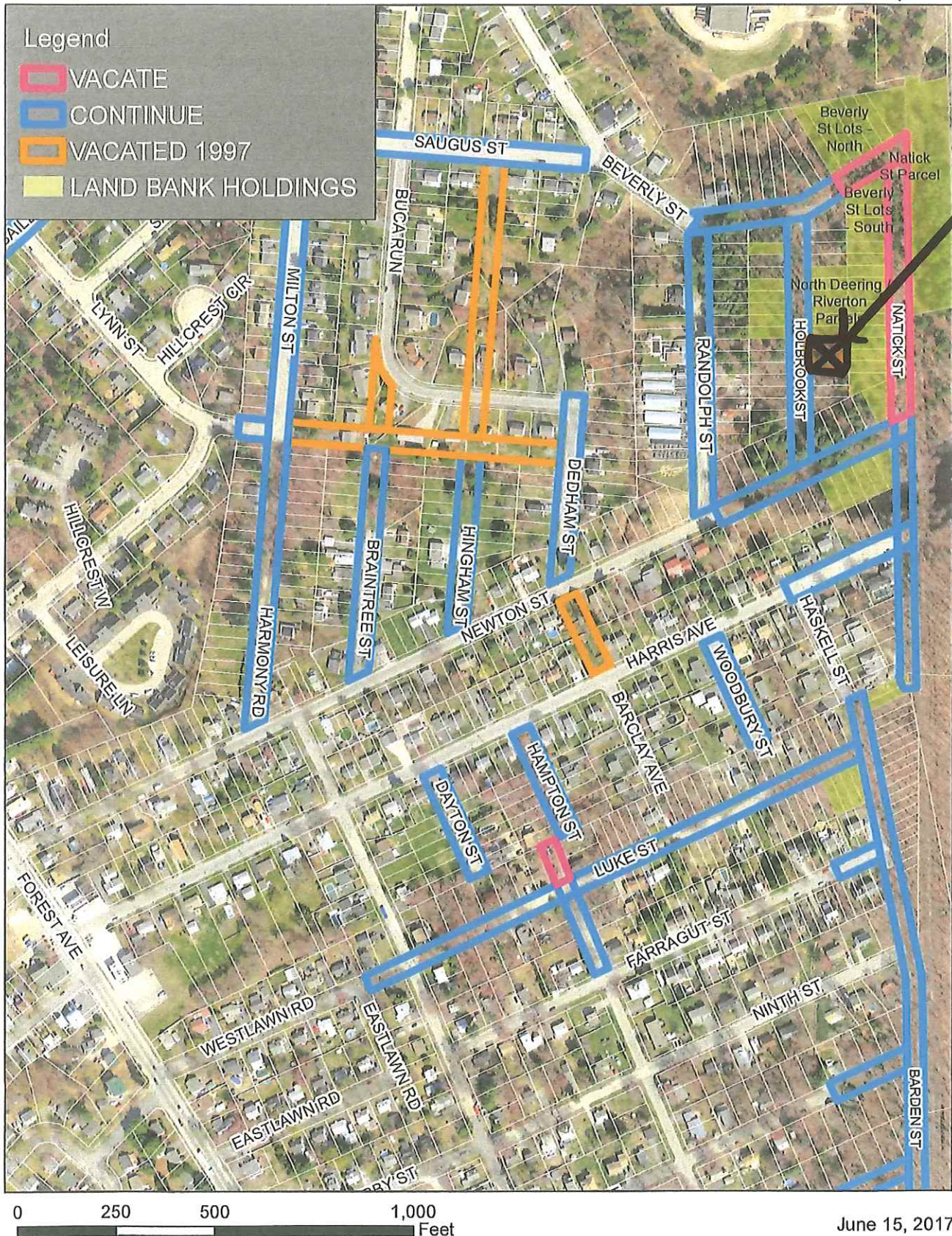
Attachments: Map showing the subject property in a box marked with an “X”, and additional
Land Bank property in the area.
GIS Map of Subject Lot



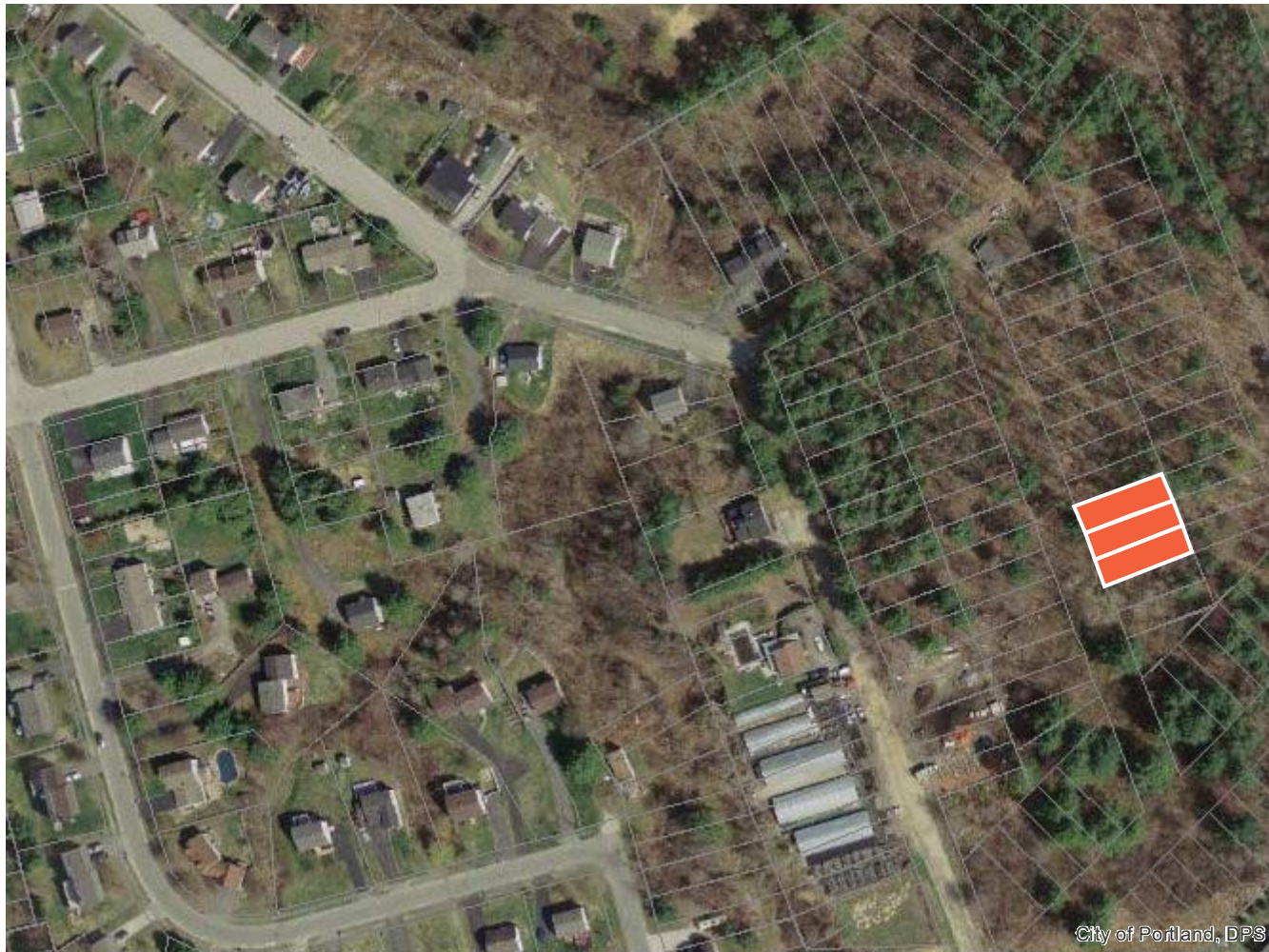
X=Tax-Acquired Vacant Land Parcels
335-E-11 to 13

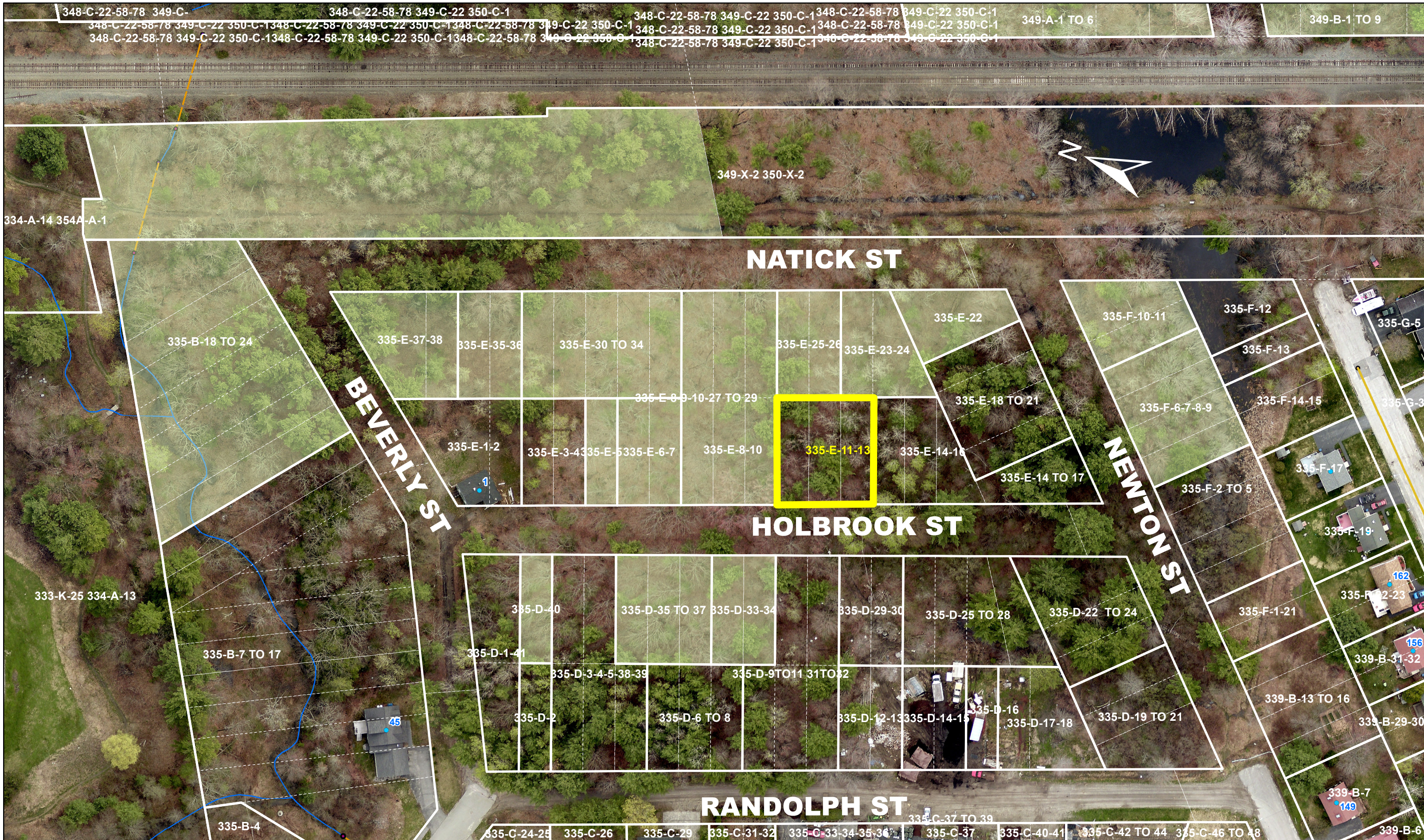
Harris Farms, Woodfords Gardens and Lexondale

District 5- Proposed Paper Street Status



GIS Map of 335-E-11/Tax-Acquired property on Holbrook Street.





GIS Sketch of Parcels 335-E-11to 13 Holbrook St.

February 11, 2019

1" = 80'

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CITY OF PORTLAND
Parks, Recreation & Facilities Department
Sally DeLuca, Director

CITY OF PORTLAND
Parks, Recreation & Facilities Department
Matt Coleman, Parks Director

TO: Parks Commission
FROM: Matt Coleman, Parks Director, Parks, Recreation and Facilities Department
SUBJECT: Parks Division Update
DATE: February 2019

Payson Park

Musco light pole have been installed. The new lights will feature energy efficient LED bulbs and remote timer control. Next to install are the softball dugouts.

Deering Oaks

Planning continues for the installation of a pond aeration system. We expect to have the aeration system installed before this summer. Besides improving water quality, reducing algae, and removing phosphorus, aeration can also break down unwanted bacteria, help with mosquito problems, and remove foul odors from a pond. This is all accomplished by circulating the water and adding dissolved oxygen.

Pop Up Park at Amethyst Lot

This summer will be busy with construction in this area. With the Thames Steer Extension work taking place, the Eastern Prom trail will be redirected and at times, sections will be temporarily closed. Our goal is to maintain access along the trail and to provide "park space" to contrast all of the construction that will be taking place. We plan on installing a pop up park with interesting benches and planters that will be inviting, aesthetically pleasing, and spark excitement for the future Portland Landing Park.

Open Gym

This is a new start up company based in Boston promoting fitness and exercise in outdoor spaces. We are working on a license agreement for a pilot program here in Portland. The company provides an outdoor locker containing various pieces of exercise and recreation equipment. Members can access the equipment allowing them to spontaneously work out or play while in the parks. Locker locations we are considering are Back Cove Trail, Bayside Trail, Eastern and Western Promenade.

Parks Division Staff Update

We will be again posting the position for Athletic Facilities Supervisor this month. In an effort to cast a wider net, we will advertise the position on Facebook, Indeed, Jobs in Maine, and all New England Parks and Recreation Associations.



CITY OF PORTLAND
Parks, Recreation & Facilities Department
Sally DeLuca, Director

CITY OF PORTLAND
Parks, Recreation & Facilities Department
Matt Coleman, Parks Director

Portland Container Company

Progress continues with placing OpBox in parks. The final touches on a lease agreement are being made now. The locations being considered are Payson Park, East End beach, Back Cove Trail, and the Amethyst Lot.

Winter Recreation in Parks

Staff continues to make efforts in maintaining skating pond surfaces. We were fortunate to have a narrow window of time to make snow at Payson Hill for the annual WinterKids Welcome to Winter event. Members of our playgrounds crew worked over night in single digit temperatures to lay down a base of snow on the hill. It was a great turnout and our efforts were greatly appreciated by all attendees.

Sidewalk Plowing Operations

We continue to make adjustments to our sidewalk plowing map. We have reviewed a first draft and hope to have the new map finalized soon. The new Skyhawk system has been a useful tool in tracking our sidewalk plows in the field. We will be holding a monthly user group call with Skyhawk Telematics beginning in February. This will be the forum to discuss how things are going and get answers for any questions we may have about the use and capabilities of the Skyhawk AVL systems. With the storms thus far this season, it has been a challenge to manage ice build up from melting and refreezing. We continue to address public complaints as quickly as possible to improve our customer service to all Portland residents.