

2012 ANNUAL REPORT
and the
2013 ANNUAL PLAN OF THE LAND BANK COMMISSION



which parcels should be recommended for designation into Land Bank and educated new members of the Commission about these properties.

**** Reviewed the Tax Acquired Properties listing for 2011-12 to determine if the City should retain any of the parcels for open space conservation and provided the Tax Acquired Properties Committee with initial recommendations. The Commission plans to make a complete report and recommendation to the Tax Acquired Properties Committee early in 2013. Many of the properties on the Tax Acquired Properties listings are residential properties and not conducive for open space purposes. The review effort is an important one, however, and the Land Bank plays an important role in reviewing these properties.**

**** Conducted field trips to parcels under consideration for acquisition and/or recommendation for Land Bank designation. Parcels viewed included Murray Street; Riverside Golf Course Driving Range area, undeveloped Northern section of Riverside Golf Course by the river, Cancro Road Wooded Area and "Fairpoint Pines" property off of Davis Farm Road. Commission members are communicating with representatives of the Fairpoint Pines parcel to learn if this popular open space, characterized by informal walking trails, streams and exceptionally large (for an urban setting) pine trees might be donated to the City for open space.**

**** Recommended that the property associated with the Riverside Golf Course Driving Range be designated for Land Bank Status due to its recreational and water resource values. Corporation Counsel assisted staff with reviewing the restrictions associated with this designation to ensure that Golf Course personnel could occasionally operate the Driving Range. We learned that the designation will not affect future use of the Driving Range. This parcel is particularly important because it is located near the tailwaters of Dole Brook, which flows to the Presumpscot River and is listed as an impaired stream by Maine DEP. Emerging State legislation associated with the Clean Water Act will require the City to restore water quality in this stream and protection of the stream corridor on this parcel is a cost-effective means of preventing further water quality degradation. City Council voted to approve the Land Bank Commissions' recommendation to place the Riverside Golf Course Driving Range in the Land Bank at the September 2012 City Council meeting.**

**** Finalized the acquisition of the Pirozzi property, located at the east end of the Marlborough Rd by Copley Woods Circle; the Commission paid \$16,000 for the property. Corporation Counsel assisted with the closing and transfer of the title to the City. The Commission, with the support of Corporation Counsel, also closed on the acquisition of the Boyer Lots located at the intersection of Marlborough Road and Trapelo Street; the purchase price was \$10,000. In addition, Corporation Counsel assisted the Commission with the acceptance documents for property donated by the Davis Family, which is located at the intersection of Virginia Avenue at Belfast Street. Together, these small lots help to protect wetlands, secure trail links and fill in gaps associated with the Ocean Avenue Recreation Area.**

** Recommended approval to the City Council of a request from the Trust for Public Lands and a recently established neighborhood based group known as the Friends of Canco Woods, to contribute up to \$75,000 in Land Bank funds toward the purchase of the Canco Woods property. Canco Woods is 12 acres of undeveloped forestland and wooded wetlands owned by Union Water and Power, a subsidiary of Central Maine Power. Significant public interest exists in seeing that the property is not developed and remains as open space. The parcel has been a high priority for the Commission over the years and has a series of informal trails through the parcel. Under the purchase arrangement, the City will be working with the Trust for Public Land who would actually purchase the property and then deed the property back to the City of Portland. The deed would include a conservation easement to the Portland Trails for trail development and access management. The Commission made the recommendation at its October 2012 meeting.

Program Budget and Project Initiatives for 2013

The City allocates one half of 1% of the annual Capital Improvement Project (CIP) budget for the acquisition of property for open space conservation purposes. This allocation of CIP monies will be made following the approval of the FY14 CIP budget which is anticipated to occur concurrent with the adoption of the FY14 budget which will occur in late May, 2013. Each year the Land Bank Commission presents their annual report to the City Council along with a proposed budget allocation of available resources. Available funding as of December 31, 2012 for the planned work activity by the Land Bank Commission is \$218,790.13

This budget, if approved by the City Council, constitutes the planned appropriations for the utilization of the Land Bank funds. The Land Bank Commission proposes to work on the following new initiatives with the associated budget estimate:

Revenues:

Current account balance: \$218,790.

Expenditures:

Non-Acquisition Expenses: \$ 10,000

Reserve for pending and future property acquisitions during 2013:: \$ 208,790.

Project Initiatives

During 2013, the Land Bank Commission proposes to work on the following new initiatives and property acquisitions:

** Implement the new Commission Agenda and meeting process during the year the year ahead.

**** Continue to pursue donation or purchase of available property on Trapelo Street and Marlborough Road to enhance open space, recreational and natural resource values near the Ocean Avenue Recreation Area: Marlborough Road and Trapelo Street; Marlborough Road; and Pine Grove Avenue**

**** Complete review and recommendations to the City Council for the 2012 year-end Tax Acquired Properties to be retained for Land Bank status.**

**** Pursue the acquisition of HCP-11 lots at Riverton Trolley Park for acquisition into Land Bank Status.**

**** Complete a Land Bank Archive notebook, including past meeting minutes, agendas, and agenda back up materials for future reference.**

**** Pursue the Fairpoint Pines Property with Fairpoint Company. Commission members are communicating with representatives of the Fairpoint Pines parcel to learn if this popular open space, characterized by informal walking trails, streams and exceptionally large (for an urban setting) pine trees might be donated to the City for open space.**

**** Participate in annual Green Space Forum sponsored by the Parks Commission.**

**** Review and reassess Land Bank Parcel Priorities. The Commissioners plan to revisit past parcel priorities to determine if any changes are needed since the preparation of the last priorities summary prepared in 2005 and an updated report prepared to the City Council in 2007. The Warren Green development project proposed for a large parcel of land off of Warren Avenue is an example of how changing conservation goals and shifting development pressures can require reexamination of parcel priorities. Federal mandates to protect and restore water quality in Capisic Brook have caused this property to rise to a higher conservation priority level than it had in the past.**

**** Solicitation of grants for acquisition of open space and development of invasive species removal at City's open space properties.**

**** Update the Land Bank Commission website with information about their current activities including reports, recent property acquisitions, maps and photo images of existing open spaces and priority properties for future acquisition and/or Land Bank designation.**

**** Consider a proposal for a donation of property off of Ballpark Drive.**

which parcels should be recommended for designation into Land Bank and educated new members of the Commission about these properties.

**** Reviewed the Tax Acquired Properties listing for 2011-12 to determine if the City should retain any of the parcels for open space conservation and provided the Tax Acquired Properties Committee with initial recommendations. The Commission plans to make a complete report and recommendation to the Tax Acquired Properties Committee early in 2013. Many of the properties on the Tax Acquired Properties listings are residential properties and not conducive for open space purposes. The review effort is an important one, however, and the Land Bank plays an important role in reviewing these properties.**

**** Conducted field trips to parcels under consideration for acquisition and/or recommendation for Land Bank designation. Parcels viewed included Murray Street; Riverside Golf Course Driving Range area, undeveloped Northern section of Riverside Golf Course by the river, Cancos Road Wooded Area and "Fairpoint Pines" property off of Davis Farm Road. Commission members are communicating with representatives of the Fairpoint Pines parcel to learn if this popular open space, characterized by informal walking trails, streams and exceptionally large (for an urban setting) pine trees might be donated to the City for open space.**

**** Recommended that the property associated with the Riverside Golf Course Driving Range be designated for Land Bank Status due to its recreational and water resource values. Corporation Counsel assisted staff with reviewing the restrictions associated with this designation to ensure that Golf Course personnel could occasionally operate the Driving Range. We learned that the designation will not affect future use of the Driving Range. This parcel is particularly important because it is located near the tailwaters of Dole Brook, which flows to the Presumpscot River and is listed as an impaired stream by Maine DEP. Emerging State legislation associated with the Clean Water Act will require the City to restore water quality in this stream and protection of the stream corridor on this parcel is a cost-effective means of preventing further water quality degradation. City Council voted to approve the Land Bank Commissions' recommendation to place the Riverside Golf Course Driving Range in the Land Bank at the September 2012 City Council meeting.**

**** Finalized the acquisition of the Pirozzi property, located at the east end of the Marlborough Rd by Copley Woods Circle; the Commission paid \$16,000 for the property. Corporation Counsel assisted with the closing and transfer of the title to the City. The Commission, with the support of Corporation Counsel, also closed on the acquisition of the Boyer Lots located at the intersection of Marlborough Road and Trapelo Street; the purchase price was \$10,000. In addition, Corporation Counsel assisted the Commission with the acceptance documents for property donated by the Davis Family, which is located at the intersection of Virginia Avenue at Belfast Street. Together, these small lots help to protect wetlands, secure trail links and fill in gaps associated with the Ocean Avenue Recreation Area.**

** Recommended approval to the City Council of a request from the Trust for Public Lands and a recently established neighborhood based group known as the Friends of Canco Woods, to contribute up to \$75,000 in Land Bank funds toward the purchase of the Canco Woods property. Canco Woods is 12 acres of undeveloped forestland and wooded wetlands owned by Union Water and Power, a subsidiary of Central Maine Power. Significant public interest exists in seeing that the property is not developed and remains as open space. The parcel has been a high priority for the Commission over the years and has a series of informal trails through the parcel. Under the purchase arrangement, the City will be working with the Trust for Public Land who would actually purchase the property and then deed the property back to the City of Portland. The deed would include a conservation easement to the Portland Trails for trail development and access management. The Commission made the recommendation at its October 2012 meeting.

Program Budget and Project Initiatives for 2013

The City allocates one half of 1% of the annual Capital Improvement Project (CIP) budget for the acquisition of property for open space conservation purposes. This allocation of CIP monies will be made following the approval of the FY14 CIP budget which is anticipated to occur concurrent with the adoption of the FY14 budget which will occur in late May, 2013. Each year the Land Bank Commission presents their annual report to the City Council along with a proposed budget allocation of available resources. Available funding as of December 31, 2012 for the planned work activity by the Land Bank Commission is \$218,790.13

This budget, if approved by the City Council, constitutes the planned appropriations for the utilization of the Land Bank funds. The Land Bank Commission proposes to work on the following new initiatives with the associated budget estimate:

Revenues:

Current account balance: \$218,790.

Expenditures:

Non-Acquisition Expenses: \$ 10,000

Reserve for pending and future property acquisitions during 2013:: \$ 208,790.

Project Initiatives

During 2013, the Land Bank Commission proposes to work on the following new initiatives and property acquisitions:

** Implement the new Commission Agenda and meeting process during the year the year ahead.

**** Continue to pursue donation or purchase of available property on Trapelo Street and Marlborough Road to enhance open space, recreational and natural resource values near the Ocean Avenue Recreation Area: Marlborough Road and Trapelo Street; Marlborough Road; and Pine Grove Avenue**

**** Complete review and recommendations to the City Council for the 2012 year-end Tax Acquired Properties to be retained for Land Bank status.**

**** Pursue the acquisition of HCP-11 lots at Riverton Trolley Park for acquisition into Land Bank Status.**

**** Complete a Land Bank Archive notebook, including past meeting minutes, agendas, and agenda back up materials for future reference.**

**** Pursue the Fairpoint Pines Property with Fairpoint Company. Commission members are communicating with representatives of the Fairpoint Pines parcel to learn if this popular open space, characterized by informal walking trails, streams and exceptionally large (for an urban setting) pine trees might be donated to the City for open space.**

**** Participate in annual Green Space Forum sponsored by the Parks Commission.**

**** Review and reassess Land Bank Parcel Priorities. The Commissioners plan to revisit past parcel priorities to determine if any changes are needed since the preparation of the last priorities summary prepared in 2005 and an updated report prepared to the City Council in 2007. The Warren Green development project proposed for a large parcel of land off of Warren Avenue is an example of how changing conservation goals and shifting development pressures can require reexamination of parcel priorities. Federal mandates to protect and restore water quality in Capisic Brook have caused this property to rise to a higher conservation priority level than it had in the past.**

**** Solicitation of grants for acquisition of open space and development of invasive species removal at City's open space properties.**

**** Update the Land Bank Commission website with information about their current activities including reports, recent property acquisitions, maps and photo images of existing open spaces and priority properties for future acquisition and/or Land Bank designation.**

**** Consider a proposal for a donation of property off of Ballpark Drive.**