

Town of Scarborough  
Parks and Conservation Land Board

## **Agenda**

Thursday March 21, 2024 – 10:00 AM

Town Hall – Council Chambers A

1. Attendance
2. Approval of minutes – February 29, 2024
3. Public comments
4. Land acquisition application - Pleasant Hill Preserve expansion
5. Updates
  - a. Remaining bond authorization report
  - b. Land bond referendum
  - c. Ad-Hoc Open Space Committee
  - d. Success/20-year report
6. Items for next agenda

## **2024 Scheduled Meetings**

**At 10:00 AM at Town Hall – Council Chambers B**

April 11

June 13

September 12

November 14



# Trust for Public Land Conservation Finance

Scarborough, ME Parks and Land Conservation Board

March 21, 2024

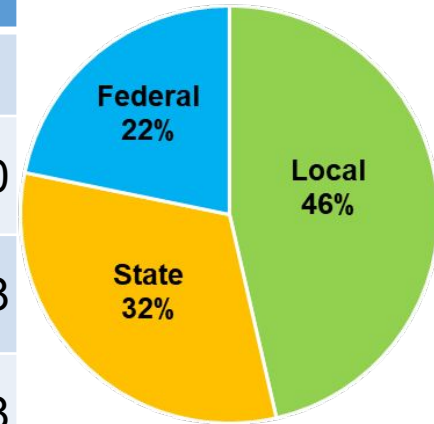
# Where Does Public Funding for Land Conservation Come From?



# Public Funding for Land Conservation

Public Funding for Land Conservation in the United States, 1998-2021

Level of Government	Amount	Annual Average
Local	<b>\$34,564,386,890</b>	\$1,502,799,430
State	<b>\$18,649,102,833</b>	\$810,830,558
Federal	<b>\$14,523,328,573</b>	\$631,449,068
<b>Total</b>	<b>\$67,736,818,296</b>	<b>\$2,945,079,056</b>



Local: Spending authorizations via local ballot measures. Source: TPL's LandVote Database

State and Federal: Actual spending. Data not complete for all 50 states. Source: TPL's Conservation Almanac

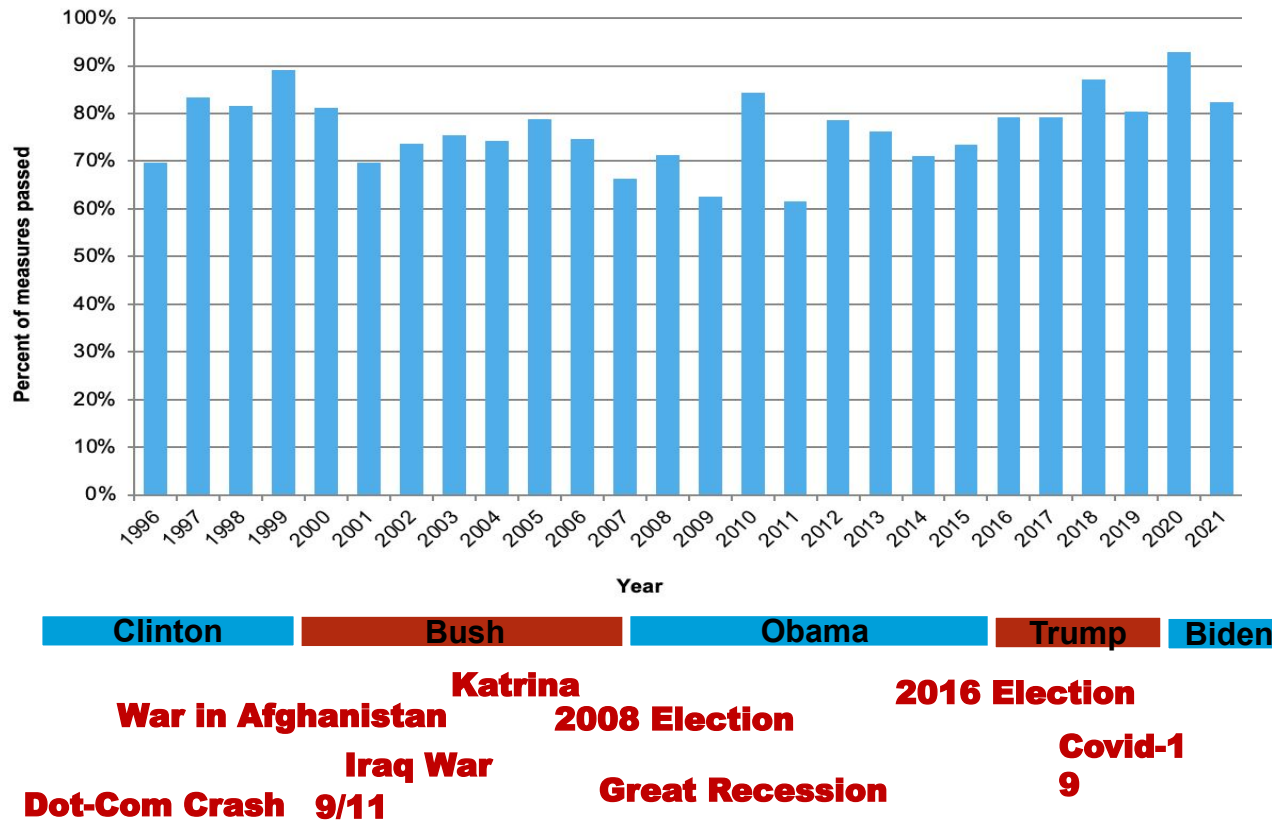


# What is the “Big Idea”?

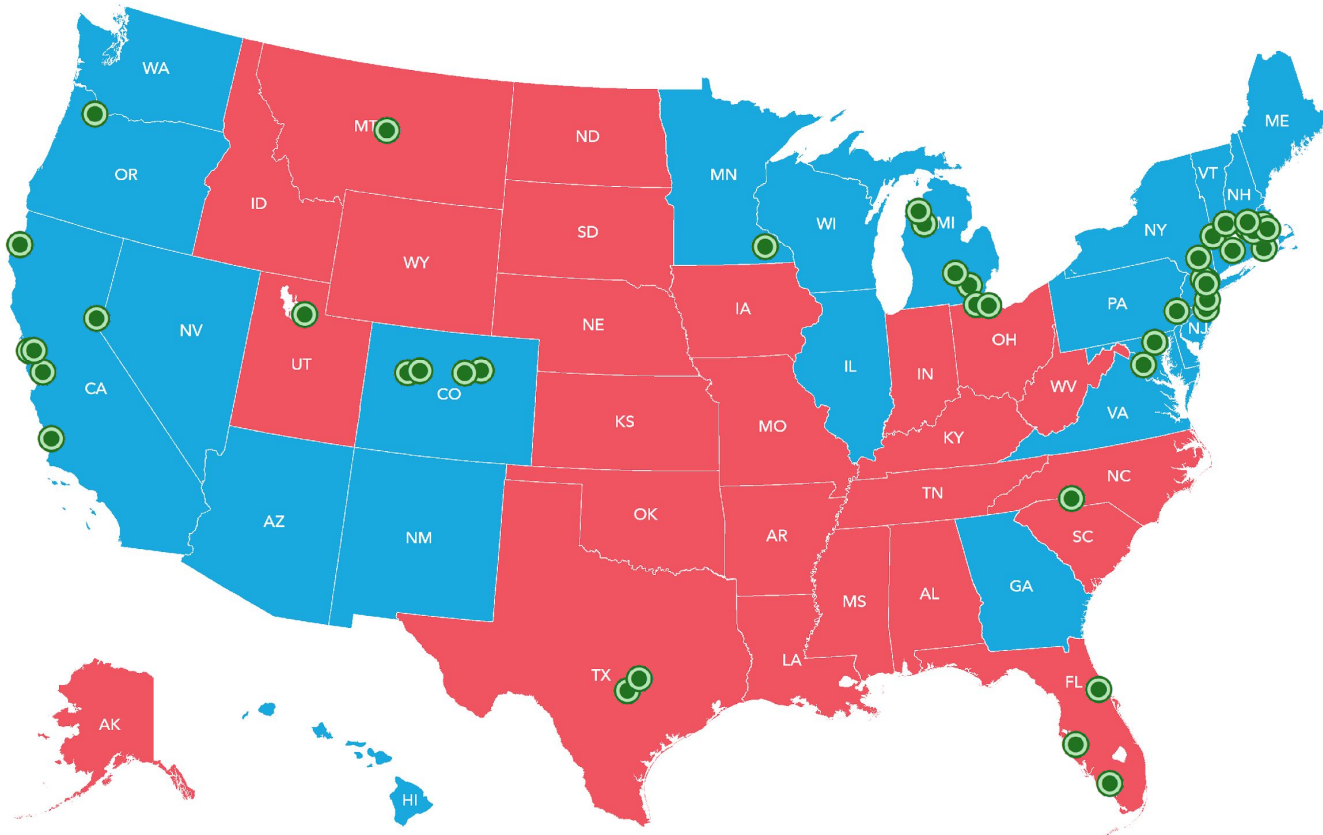
## Engaging Voters to Approve Funding for Conservation

Is it really possible to get voters to raise their TAXES to invest in parks and conservation?

# Proof of Concept: 77% long-term approval rate, good times and bad

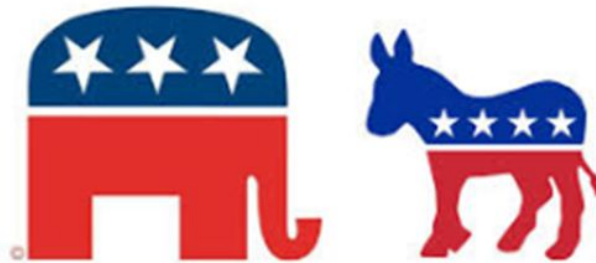


# Not Red or Blue, But Green - November 3, 2020

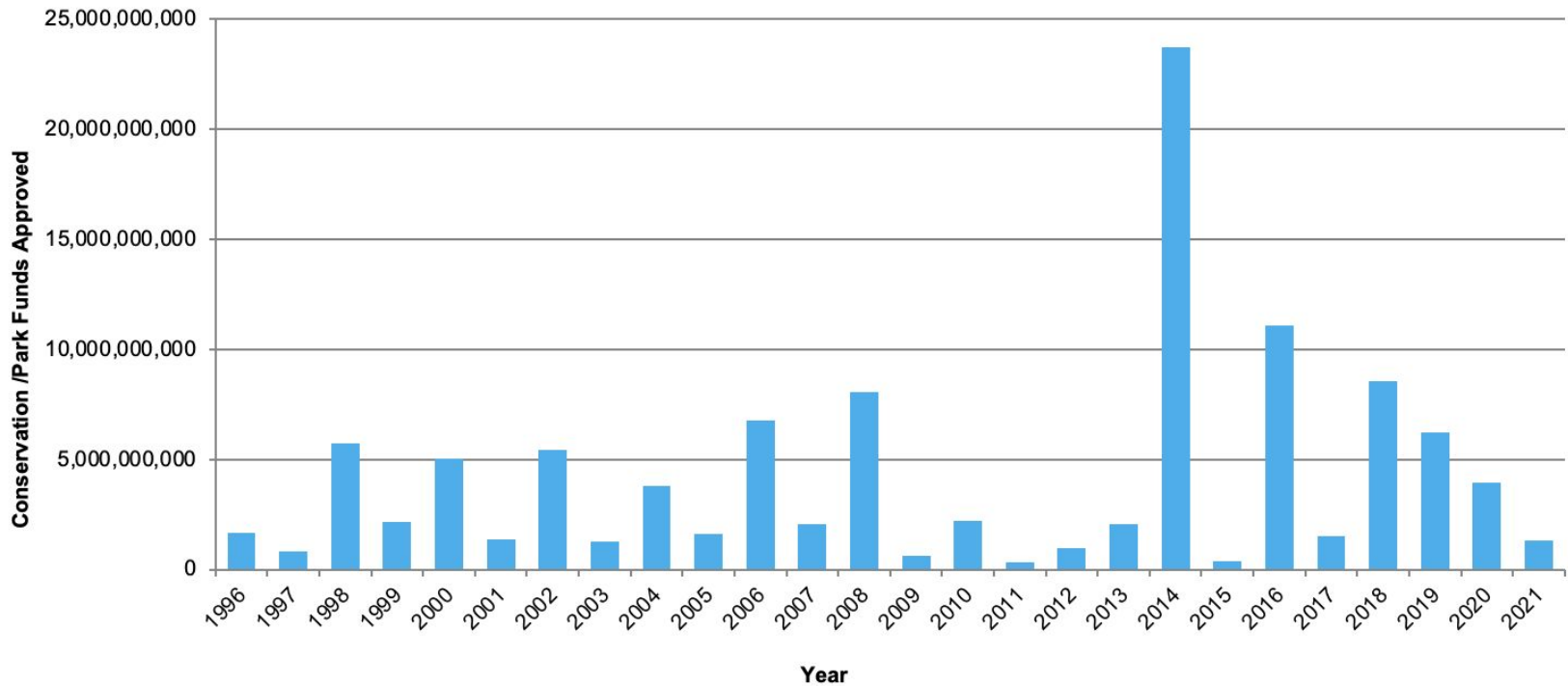


# Not Red or Blue, But Green - November 3, 2020

- 15 county measures – 14 passed (93%)
- Biden counties: 9 of 9 (100%)
- Trump counties: 5 of 6 (83%)



# Track Record of the Concept: Tens of Billions of \$ for Land Conservation



# What is the Trust for Public Land's Conservation Finance Program?

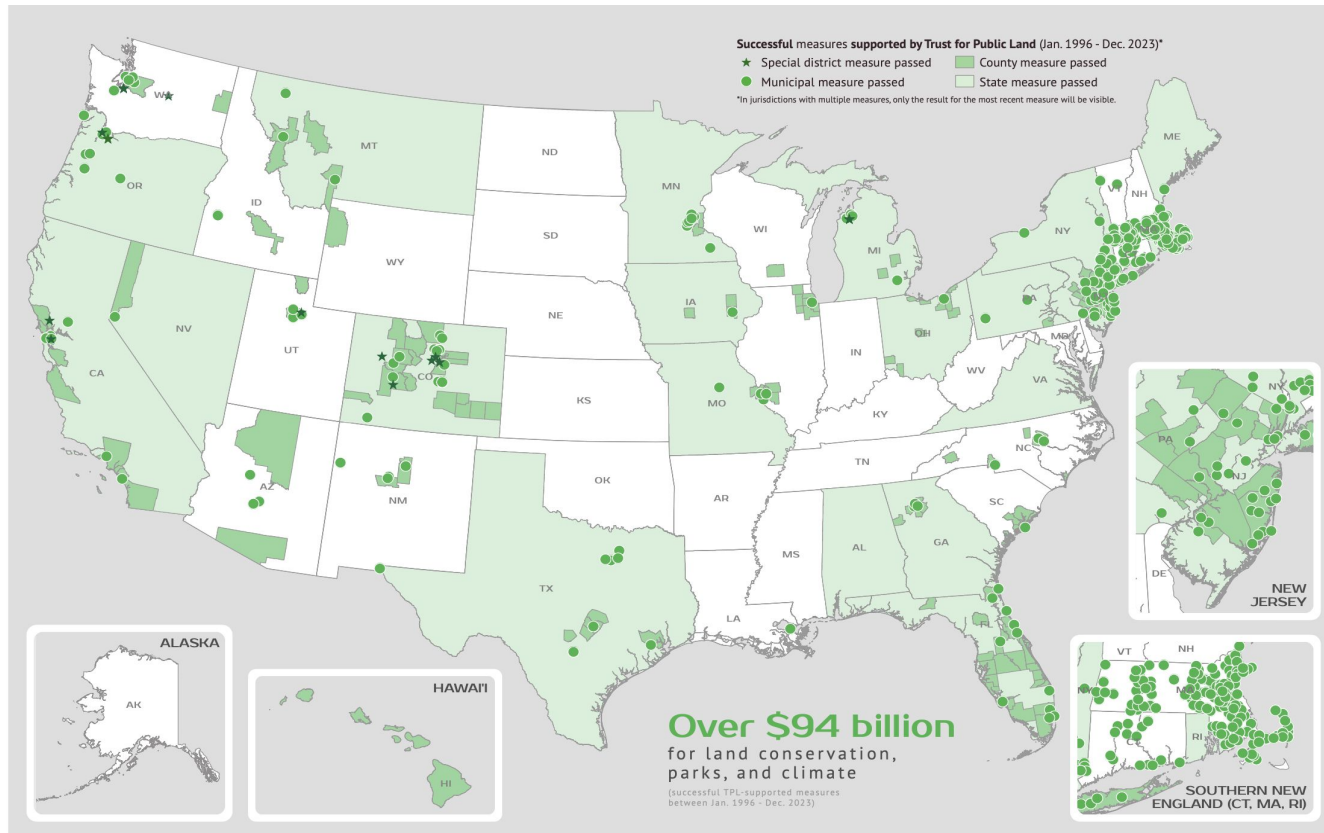
We create new and protect existing public funding for land conservation, parks, and climate through the research, design, and passage of ballot measures and legislation and serve as thought leaders in the field.

## Our Record of Success

- ✓ 654 wins
- ✓ 83% passage rate
- ✓ \$94 billion created
- ✓ Over 175 million “Yes” Votes







## Over 25 years of conservation finance

### SUCCESSFUL STATE, COUNTY, MUNICIPAL, AND SPECIAL DISTRICT MEASURES SUPPORTED BY TRUST FOR PUBLIC LAND (1996-2023)

February 1, 2024. Copyright © Trust for Public Land. Trust for Public Land and Trust for Public Land logo are federally registered marks of Trust for Public Land. Information on this map is provided for purposes of discussion and visualization only. [www.tpl.org](http://www.tpl.org)



# Trust for Public Land Ballot Measures in Maine

## 8 of 9 – 89% Passage Rate

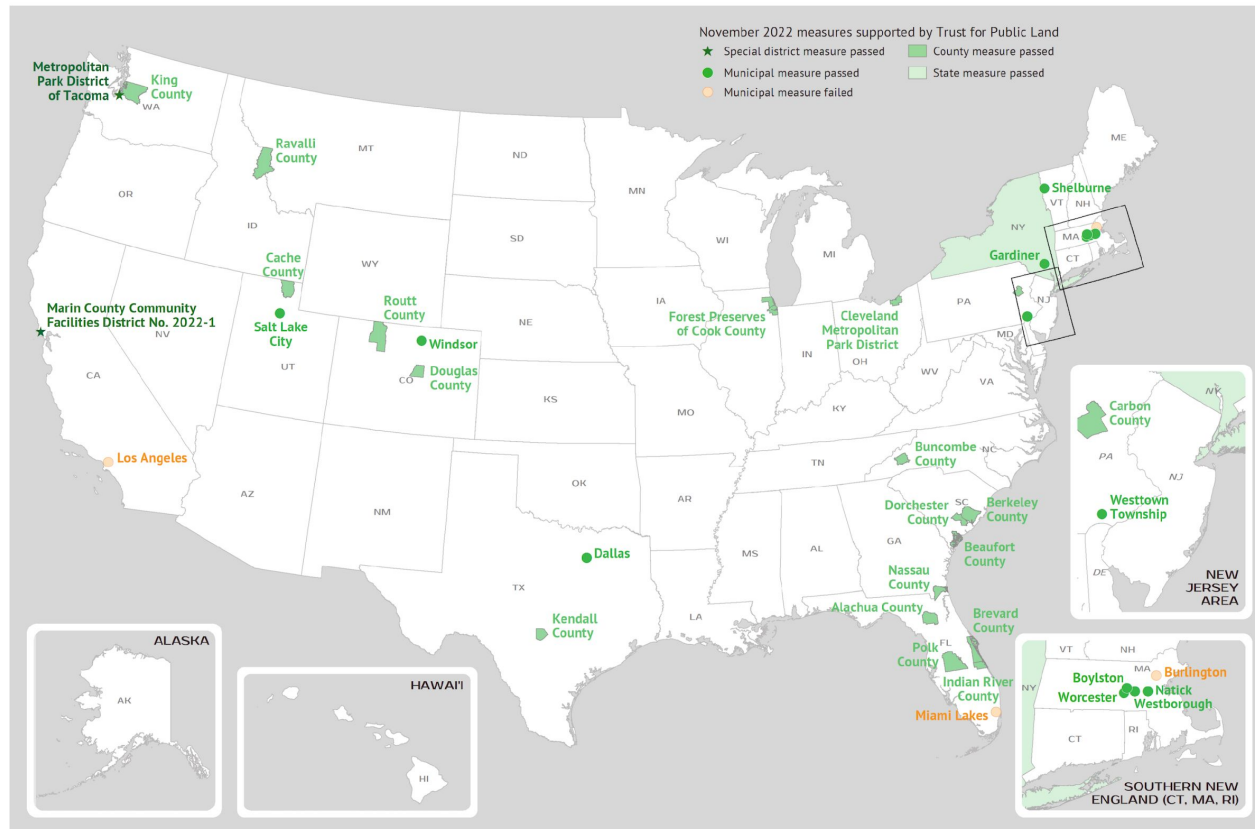
Jurisdiction	Year	Finance Mechanism	% Yes	Park and Conservation Funding Approved
Scarborough	11-05-2019	Bond	58%	\$ 2,500,000
Maine	11-06-2012	Bond	61%	\$ 5,000,000
Maine	11-02-2010	Bond	59%	\$ 9,750,000
Windham	11-03-2009	Bond	47%	\$ -
Scarborough	11-03-2009	Bond	68%	\$ 1,000,000
Maine	11-06-2007	Bond	63%	\$ 17,000,000
Maine	11-08-2005	Bond	65%	\$ 12,000,000
Scarborough	11-07-2000	Bond	75%	\$ 1,500,000
Maine	11-02-1999	Bond	69%	\$ 50,000,000

*Source: The Trust for Public Land's LandVote Database*

# TPL-supported November 8, 2022 Park, Climate, and Conservation Ballot Measures

- 34 measures in 14 states
- 31 were approved by the voters
- 91 percent passage rate
- Over \$8.4 billion in funds for parks, climate, and conservation





# LandVote

## NOVEMBER 2022 STATE, COUNTY, MUNICIPAL, AND SPECIAL DISTRICT MEASURES SUPPORTED BY TRUST FOR PUBLIC LAND

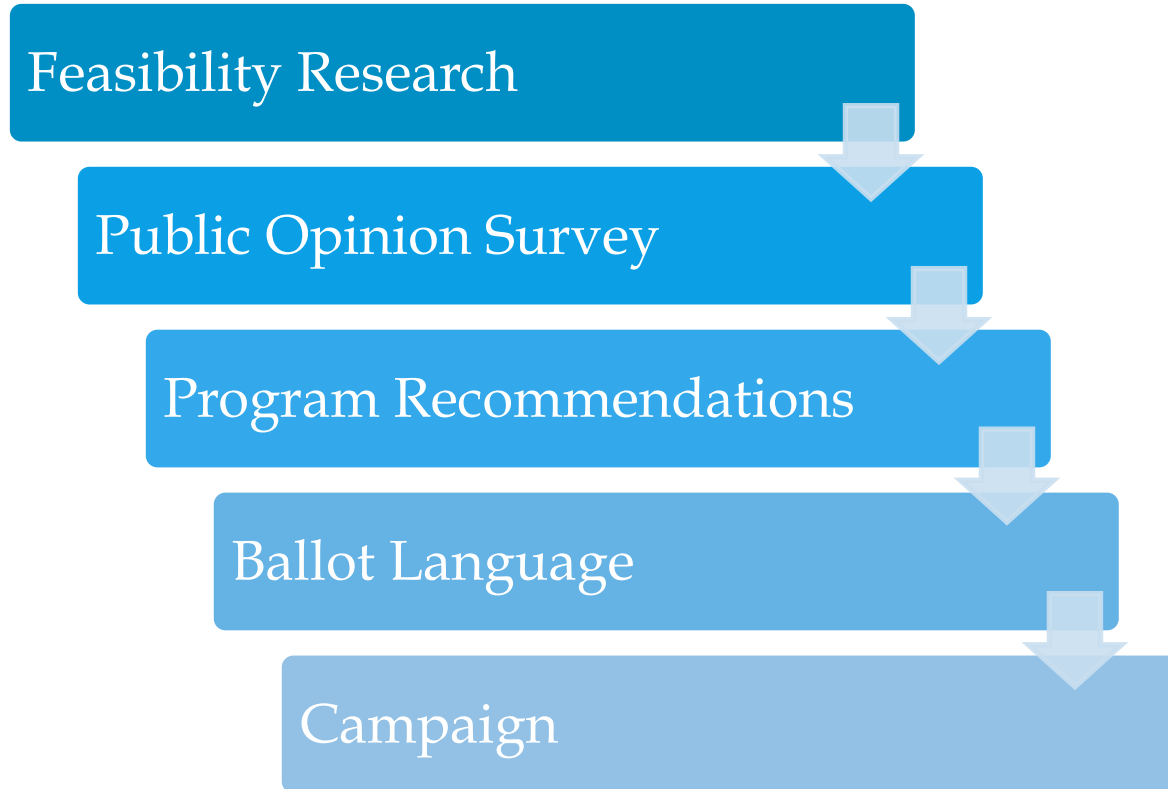
November 30, 2022. Copyright © Trust for Public Land. Trust for Public Land and Trust for Public Land logo are federally registered marks of Trust for Public Land. Information on this map is provided for purposes of discussion and visualization only. [www.tpl.org](http://www.tpl.org)



# Key Variables in Ballot Measure Design

- Funding Mechanism
- Amount (and duration)
- Purposes/Uses of Funds
- Timing (choice of election date)
- Management/Accountability

# Key Steps for Successful Ballot Measures



# Step 1: Feasibility Research

- Finance options
- Conservation priorities
- Fiscal capacity
- Election history
- Election requirements
- Ballot language requirements
- Pathways to the ballot
- Best practices



## Step 2 – Public Opinion Survey

**Methodology:** random, sample, voters, phones/text/email

### Why poll?

- Reality test
- Messages
- Messenger

### Polling goals?

- Affordable proposal
- Compelling purposes
- Accountability provisions

## Step 3 – Program Recommendations

- Funding source
- Amount (and duration)
- Purposes/Uses of funds
- Timing (choice of election date)
- Management/Accountability

## Step 4 – Ballot Language

- Legal constraints
- Best practices
- Integrate survey findings
- Negotiate with public attorney, bond counsel
- Interpretation/ballot pamphlet arguments

# Step 5 – Campaign

- Strategy/campaign plan
- Campaign committee
- Coalition building
- Campaign finance registration and reporting
- Fundraising
- Endorsements
- Communications (media)
  - Earned media
  - Paid media: TV, radio, direct mail, digital
  - Phones
- Grassroots/Field (GOTV)



Trust for Public Land (TPL) is a national nonprofit that works to connect everyone to the benefits and joys of the outdoors. As a leader in equitable access to the outdoors, TPL works with communities to create parks and protect public land where they are needed most.

Since 1972, TPL has protected more than 3 million acres of public land, created more than 5,000 parks, trails, schoolyards, and iconic outdoor places, raised \$84 billion in public funding for parks and public lands, and connected more than 9 million people to the outdoors.

**Connecting everyone to the outdoors™**

## For More Information:

Will Abberger  
Vice President  
Director, Conservation Finance  
C. 850-294-2006  
[will.abberger@tpl.org](mailto:will.abberger@tpl.org)

# Thank You!



March 12, 2024

Jessica Sargeant  
Chair  
Parks and Conservation Land Board  
Town of Scarborough  
Scarborough, ME 04074

Dear Jessica,

The Scarborough Land Trust (SLT) is applying for Land Bond funding for the purchase of a portion of 162 Spurwink Rd -Lot R098-018 owned by Jim and Louise Falt. SLT has executed a purchase and sale agreement for a purchase price of \$350,000 and are looking to close by end of June 2024. SLT is requesting Land Bond funding of \$350,000.

SLT is also applying to the North American Wetlands Conservation Act (NAWCA) grant for \$350,000 in funding to purchase the same property. The NAWCA grant does allow reimbursement for certain project costs as well. The NAWCA grant application was submitted in December 2023 with an expected award date of July 2024. Funds are anticipated to be released by April of 2025. The grant request is part of a larger grant application submitted in coordination with the Maine Coast Heritage Trust and other land trusts from around the state of Maine.

SLT is requesting Land Bond funding to purchase the property by end of June 2024. If SLT is awarded funding from the NAWCA grant, then SLT would repay the Land Bond fund up to \$350,000 (depending upon the amount and costs awarded by the NAWCA grant). If SLT is not awarded the grant, then no repayment would occur. We consider this a win-win for the residents of Scarborough, as it secures the property for conservation while providing the opportunity to use Federal funding and preserve Town funding for other conservation projects.

Thank you for your time and consideration in reviewing our application. Please feel free to reach out with any questions or comments.

Sincerely,

Scott Kunkler  
Conservation Director

Town of Scarborough, Maine

## LAND ACQUISITION APPLICATION FORM

Property Name: Expanding Pleasant Hill Preserve Date: 3-10-24

Applicant Name: Scarborough Land Trust

**GENERAL INFORMATION:**

Property Address: 162 Spurwink Rd

Scarborough, Maine 04074

Mailing Address: PO Box 1237

Scarborough, ME 04074

Contact Person: Scott Kunkler

Phone # 207-289-1199 e-mail: skunkler@scarboroughlandtrust.org

Landowner(s) -please list full name of all owners (and lien holders, if any)

Jim and Louise Falt

Deed type: Warranty Deed Book / page# 4677 / 106

Current Assessed Value \$423,400

Recent appraised value (if available) \$470,000 for back 25 acres

Existing boundary survey? ☒ Y / ☐ N (circle) Will be updated to split the property.

Potential boundary disputes? Y / ☒ N (circle) (if yes, attach explanation)

Any hazardous waste on the property? Y / ☒ N An environmental assessment will be completed.

**LAND DESCRIPTION:** Tax Map # R098 Lot # 018 Zoning District RF and RP

Total Acres: 39.5 Proposed purchase acres: 25 Proposed easement acres           

Are there any buildings on the property? (Please circle) yes / ☒ no

If yes, are they a part of the proposed purchase? Y / N



**BRIEF PROJECT DESCRIPTION:**

(Please provide information regarding the suitability for public acquisition, special features, and proximity to existing public lands; include the value to the people of Scarborough and any current or potential uses)

SLT will purchase ~25 acres of forested land split from a ~40-acre parcel. The property includes 6 acres of NWI forested (PFO) and shrub (PSS) wetlands, and 19 acres of mature forested uplands of towering mature pine, spruce, maple, and oak trees. The wetlands form part of a larger 53-acre wetland complex that forms the headwaters of the Spurwink River, which flows into the Spurwink Marsh, a saltwater marsh. The property connects to 300 contiguous acres of Rachel Carson NWR. It also connects to SLT's 161-acre Pleasant Hill Preserve (PHP) and will expand PHP to 186 acres. In all the property will connect to about 500 acres of contiguous conserved lands. It is located within 4 Federal priority areas and 3 Atlantic Coast Joint Venture bird conservation focus areas. It is also located within a Maine Department of Inland Fisheries and Wildlife (MDIFW) Focus Area of statewide ecological significance. It contains 9 acres within a MDIFW identified "state listed animal habitat" for "endangered, threatened, and special concerns species occurrences and habitat buffers." Nature's Network identifies approximately 7 acres as Core Habitat for Imperiled Species (areas likely to support high levels of imperiled terrestrial and aquatic species, including 600 Species of Greatest Conservation Need).

SLT will create recreational opportunities for hiking, skiing, snowshoeing, wildlife observation, and hunting. SLT will also provide educational programs for people of all ages that bring awareness of the property's connections to the Spurwink Marsh, teach the values of forests and wetlands, as well as understand the property's role in mitigating the impacts of climate change in a meaningful local setting.

Do you (the presenter) believe that there will be a willing seller(s) of this site?  
Please explain: We have an executed P and S Agreement with the seller.

Please attach the following:

- Site Location Map (map provided)
- Assessors Map (with abutting properties)
- Photo(s) (no more than 1 page please)

Directions to the property from Town Hall:

\_ North on US Route 1 to right on Black Point Rd to left on Spurwink Rd. Property on left.

LEAVE THIS BOX BLANK UNTIL FURTHER NOTICE

**Important Note:** The Town Council of the Town of Scarborough requires that all owners of land being proposed for town purchase are willing sellers and have full knowledge that their property is being presented to them for consideration. When and if the Parks and Conservation Land Board recommend a purchase, the owners of the property will be asked to sign below to indicate their willingness to sell. *A signed letter stating the above is also acceptable.*

\_\_\_\_\_  
Owner #1

\_\_\_\_\_  
date

\_\_\_\_\_  
Owner #2

\_\_\_\_\_  
date

**Site Description** (To be filled out by Applicant or Representative)

Directions: Please check all that apply to the parcel that is proposed for purchase. If unsure, leave blank.

- ☒ Rare, or endangered species
- ☐ Freshwater rivers, streams, vernal pools
- ☐ Ocean, tidal or estuary
- ☐ Working Farm or Forest
- ☒ Saltmarsh / other wetlands
  
- ☐ Creates link between public or protected parcels or trails
- ☐ Provides buffer for river, streams or brooks
  
- ☐ Public access to beaches, marshes, waterways, or other natural areas
- ☒ Public access to trails or other public lands
  
- ☐ Existing active recreation (ball fields, motorized vehicles, etc.)
- ☐ Potential active recreation
- ☐ Existing passive recreation (birding, hiking, horseback riding, skiing, etc.)
- ☒ Potential passive recreation
  
- ☐ Scenic views
- ☐ Historical significance (cemetery, monument, archeological site)
  
- Possibilities for
- ☒ Purchase
- ☐ Easement
- ☐ Donation

*Note: This is a quick summary of the Detailed Assessment Form that the committee will be using to evaluate your parcel. The detailed form is available upon request and is based on a point system. The full evaluation has subjective components, as well.*

**V** Site Visit Scheduled: (to be filled out by committee) \_\_\_\_\_

## Expanding Pleasant Hill Preserve

162 Spurwink Rd

Scarborough Land Trust

<i>Expense</i>	<i>Estimate</i>	<i>Actual</i>
Appraised value of property		\$470,000
Appraisal	\$5,800	\$1,200
Environmental Review	\$2,200	
Survey	\$5,000	
Legal Fees	\$5,000	
Closing costs including title policy	\$2,500	
Long-term Stewardship		\$34,500
Land Protection Staff Costs	\$12,480	
Overhead and Administration	\$10,467	
<b>Total</b>		<b>\$549,147</b>

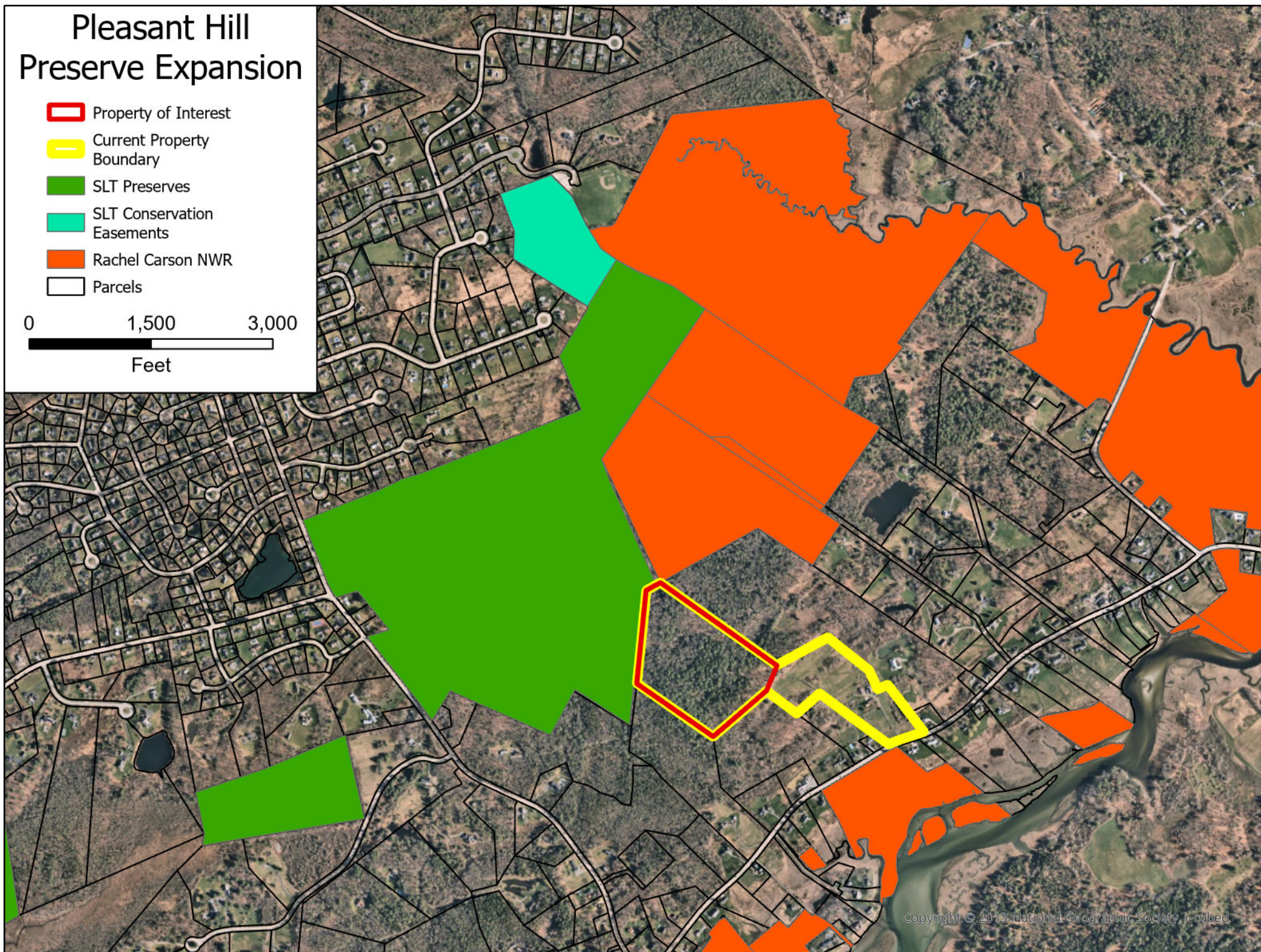
<i>Income</i>	<i>Landowner donation</i>	<i>SLT Fundraising</i>	<i>Town of Scarborough Land Bond</i>	<i>Total</i>
Purchase price of property	\$0	\$0	\$350,000	\$350,000
Bargain Sale	\$120,000	\$0	\$0	\$120,000
Appraisal	\$0	\$7,000	\$0	\$7,000
Environmental Review	\$0	\$2,200	\$0	\$2,200
Survey	\$0	\$5,000	\$0	\$5,000
Legal Fees	\$0	\$5,000	\$0	\$5,000
Closing costs including title policy	\$0	\$2,500	\$0	\$2,500
Long-term Stewardship	\$0	\$34,500	\$0	\$34,500
Land Protection Staff Costs	\$0	\$12,480	\$0	\$12,480
Overhead and Administration	\$0	\$10,467	\$0	\$10,467
	\$120,000	\$79,147	\$350,000	\$549,147



# Pleasant Hill Preserve Expansion

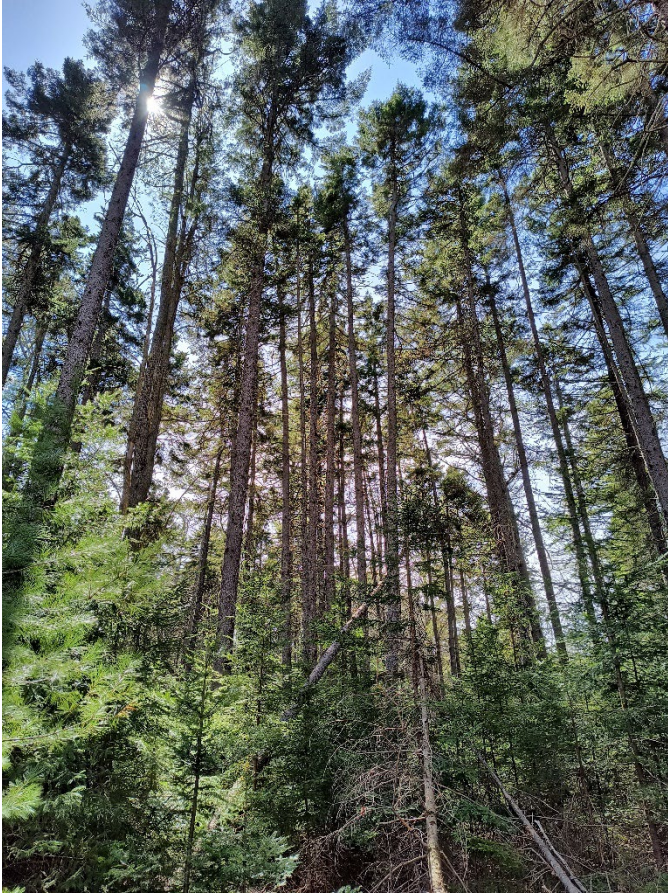
-  Property of Interest
-  Current Property Boundary
-  SLT Preserves
-  SLT Conservation Easements
-  Rachel Carson NWR
-  Parcels

0 1,500 3,000  
Feet





## Expanding Pleasant Hill Preserve







TOWN OF SCARBOROUGH  
3/20/2024

<b>LAND/PARKS 2019 VOTER APPROVAL</b>				\$ 2,500,000.00
12/21/2020	649 U.S. ROUTE 1 - GOVERNOR WILLIAM KING TEMPLE	PURCHASE DEPOSIT	(10,000.00)	
1/7/2021	649 U.S. ROUTE 1 - GOVERNOR WILLIAM KING TEMPLE	PURCHASE	(354,141.63)	
1/7/2021	649 U.S. ROUTE 1 - GOVERNOR WILLIAM KING TEMPLE	TITLE CO.	(100.00)	
2/4/2021	649 U.S. ROUTE 1 - GOVERNOR WILLIAM KING TEMPLE	ARCHITCTURAL /ENGINEERING	(1,552.02)	
9/8/2021	649 U.S. ROUTE 1 - GOVERNOR WILLIAM KING TEMPLE	ROOF REPLACEMENT	<u>(30,304.71)</u>	(396,098.36)
12/5/2021	196 GORHAM ROAD - LIBBY PROPERTY	PURCHASE	<u>(200,000.00)</u>	(200,000.00)
12/22/2022	91 BURNHAM ROAD	PURCHASE	<u>(140,000.00)</u>	(140,000.00)
9/21/2023	00 GORHAM ROAD - END OF FINCH WAY	PURCHASE	<u>(130,000.00)</u>	(130,000.00)
1/2/2024	50 HANSON ROAD - SILVER BROOK PRESERVE	PURCHASE	<u>(210,000.00)</u>	(210,000.00)
1/17/2024	REMAINING AUTHORIZATION			<u><u>\$ 1,423,901.64</u></u>