



A G E N D A
MEETING - Land Bank Authority
Via Remote Video and Teleconference

Wednesday, October 14, 2026
8:30 AM

Meeting Format

This meeting will be conducted via remote video and teleconference pursuant to 1 MRSA §403-B (2) (D) and section 6 of the Sanford City Council Rules of Procedure.

Members of the public may join the meeting by phone by dialing 1 (929) 205-6099 using Meeting ID 865 3318 9667 and Password 012240, or via computer at <https://us02web.zoom.us/j/86533189667?pwd=lxmqBC1hoaSrZ9Ee5mAqO8yWNBwnux.1> . Members of the public may also submit comments by using the form on the City's Website under Government/City Council/Contact the Council.

This is a work session of the "Sanford City Council" and not a business meeting of the City Council. The meeting is open to the public but is not a public hearing. The Chairperson shall conduct the work session with the Committee Members and may elect to call upon the public in attendance for either questions or to obtain input and information. All work products will be developed by consensus and forwarded as advisory to the full Council for any matter warranting legislative action by the City Council at a business meeting so posted and assembled.

Administration

- | | |
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| 26-241-01 | Provide update on the demo of 217 Old Mill Road. |
| 26-303-01 | Provide an update on 27 Kilby Street. |
| 26-28-01 | Provide update on 145 Deering Neighborhood. |
| 25-57-01 | Other property discussions. |

Memo



Number: 26-241-01
To: Land Bank Authority
From: Michelle LaBree, Assistant City Manager
Date: 2026-10-14
Subject: Provide update on the demo of 217 Old Mill Road.

RECOMMENDATION

Provide update on the demo of 217 Old Mill Road.

Background Information:

This property was declared dangerous on September 12, 2023. A rehabilitation plan was submitted and approved on January 30, 2024, however, failed to be completed. The Land Bank Commission authorized moving forward on the demo process and an RFP was released on June 29, 2026, with 3 bids opened at bid opening. Low bid for the project was received by Peter Petit Landscaping in the amount of \$12,950.00. Bid should be awarded to Peter Petit Landscaping.

Bid was awarded on 8/4/2026 by the Sanford City Council however; homeowner requested to demo the barn structure himself. The city gave the homeowner 2 weeks to do so and he complied. Structure has been demo'd.

Legal Review Status:

N/A

Administrative or Department Review:

Financial Impact or Review:

Memo



Number: 26-303-01
To: Land Bank Authority
From: Michelle LaBree, Assistant City Manager
Date: 2026-10-14
Subject: Provide an update on 27 Kilby Street.

RECOMMENDATION

No action needed, providing update on 27 Kilby Street.

Background Information:

At the August 12th Land Bank Meeting, concerns around the condition of 27 Kilby Street were discussed and the Land Bank Authority felt that the property rose to a priority to address. In addition to the structural concerns around the property, there are safety and sanitation concerns with the number of people residing at the property.

Code Enforcement sent an updated Notice of Violation on 8/20/2026 (initial NOV was 2/26/2026) with no response from the property owner.

Notifications have been sent as outlined in the Dangerous & Hazardous process and the hearing is set for October 20, 2026.

Legal Review Status:

Administrative or Department Review:

Financial Impact or Review:

Memo



Number: 26-28-01
To: Land Bank Authority
From: Michelle LaBree, Assistant City Manager
Date: 2026-10-14
Subject: Provide update on 145 Deering Neighborhood.

RECOMMENDATION

No action needed; providing update.

Background Information:

The hearing was held, testimony was heard, evidence was presented, findings of fact were made, the property was adjudged a dangerous building or public nuisance, and corrective actions were ordered on December 19, 2025.

No communication to the City has been made from the property owner and/or mortgage company.

Property taxes were not paid, and the City has foreclosed on this property.

At the February 2026 Land Bank Meeting, discussion on proceeding with a demo to sell the lot was an option to consider moving forward.

After the April 2026 Land Bank Meeting (via email from ACM LaBree) it was agreed to try and sell the property "as-is" and save the Land Bank resources for other future projects. The 90-Day Intent to Sell notice has been sent out so the property can be listed for sale next month.

Property will be listed with our realtor shortly. Administration is attempting to get the former owners to sign a release which would facilitate the process.

Legal Review Status:

N/A

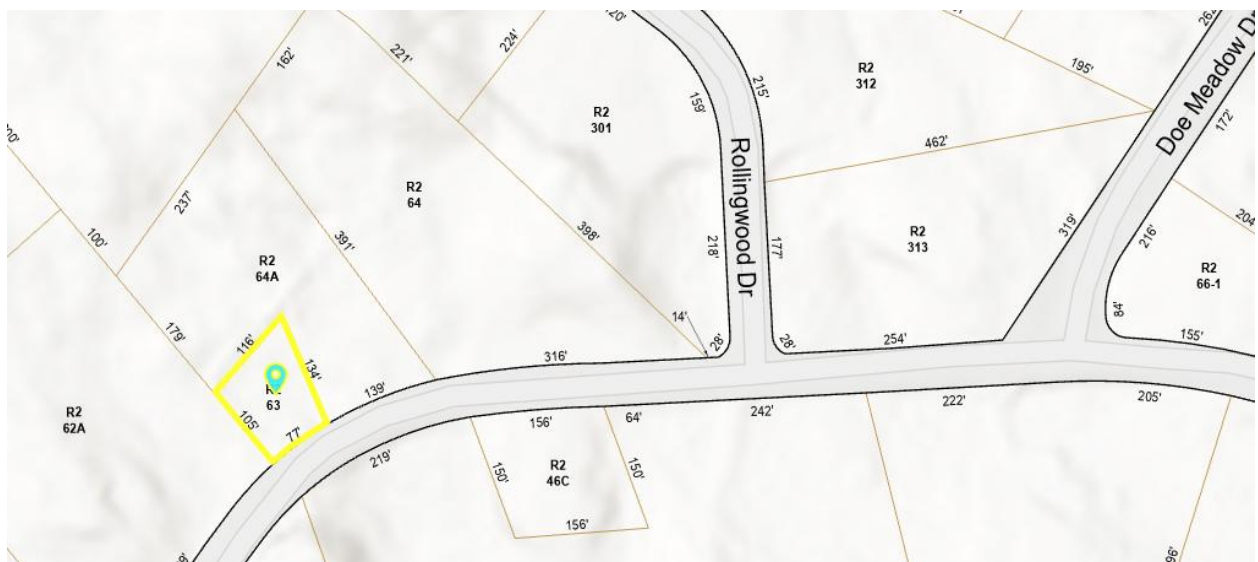
Administrative or Department Review:

Financial Impact or Review:

ATTACHMENT(S):

[145 Deering Neighborhood.pdf](#)

145 Deering Neighborhood



Memo



Number: 25-57-01
To: Land Bank Authority
From: Michelle LaBree, Assistant City Manager
Date: 2026-10-14
Subject: Other property discussions.

RECOMMENDATION

Open discussion. No action needed.

Background Information:

As part of our bi-monthly meetings this is the time where members of the Land Bank Authority can bring forward any concerns on properties within the community.

Outstanding Properties

144 Stanley Road- Currently working with owner on rehab plan. **Conditional Rehab Plan Approved**
254 Sunset Road- Currently working with NEW owner on rehab plan. **New Owner # 2**
9 Devotion Ave- Currently working with NEW owner on rehab plan.
102 Channel Lane- Structure demo'd August 2026- **New rehab plan to rebuild under review.**
217 Old Mill Road- declared in 2023, failed rehab plan. **Demo complete**

Future Properties

11 Bennett Street (New Owner will be demo/building multi-family)
24 Cottage Street (Next Priority- Hearing Dec. 2026)

Legal Review Status:

N/A

Administrative or Department Review:

Financial Impact or Review: