



Parks and Recreation Advisory Board

June 2012 Minutes

In attendance

Board Members Kevin Loy, Lloyd Brown, John Semrau, Liz McNett Crowl, Mark Dobie, and Chris Allen.

Board Discussion

Centennial Trail Presentation: Molly Doran and The Skagit Land Trust made a presentation about the proposal to acquire Barney Lake. A portion of the lands are a part of the old railroad corridor covered by SCPR (as documented in the comp plan). There is at least 8 acres (and maybe as much as 10 acres) in the old rail corridor the parks department has been interested in. *The entire 33 acre parcel (including the ROW) appraised at \$355,000, which places the trail corridor value at between \$86,000 and \$108,000.*

Another measure of the properties worth is this: the northern portion of the ROW (which is the wider – 200' - section) is a separate Assessor's parcel (P109241), and the assessed value of that stand alone parcel is \$41,900. This parcel represents approximately $\frac{3}{4}$ of the entire square footage of the ROW. This would place the value of the property at closer to the \$52,000 range, still significantly higher than the \$25,000 the parks board has voted to pledge towards the project.

One last measure on the value can be taken from a previous parcel of property we purchased from Joe Verdoes a couple of years back. We paid \$20,000 for 4 acres at that time, which would place the value of the ROW at about \$40,000. This price was derived at a percentage of the assessed value at the time. Mr. Verdoes essentially gave the property to Skagit County at a much reduced rate due to his support of the trail. With all of these figures to work with, we can assume with great confidence that the property is easily worth double the \$25,000 pledged by our department, and most likely worth closer to four times as much.

The motion was made by John Semrau and seconded, passing 6 to 1: ***The trail portion of the project ranks very highly in the SCPR comprehensive plan and special pathway dollars should be allocated to the project at \$25,000.***

Cleveland Park Presentation: a PowerPoint presentation was shown to the board, touting the merits of a new playground at Cleveland Park. Dave Townsend would like to take his presentation on the road, working with local service clubs to update SCPR's oldest play facility in Skagit County. Dave felt the County should be willing to put in \$75,000 towards the project and the service clubs and Mount Vernon could contribute the rest, both in funding and in-kind work. The Mount Vernon Parks Foundation would be willing to hold all raised funding for the project.

Staff Updates were given by Director Brian Adams

Adjourn at 8:45 pm.

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<http://skagitcounty.net/offices/parks/index.htm>