



**BOARD OF PARK COMMISSIONERS
CAPITAL IMPROVEMENT COMMITTEE
(VIRTUAL MEETING)**

**August 10, 2022
5:00 PM
MINUTES**

Attendees: Commissioner Pointer, Commissioner Reid

Staff Support: **Marty Stump**, Deputy Director - Planning and Development; **Alisa O'Hanlon Regala**, Strategic Planning Manager; **Mary Kay Henley**, Planning Administration

Acceptance of Minutes: Minutes from the July 27, 2022, meeting were approved as written.

Action Items

Acquisition of Charlotte's Blueberry Park Property

- This resolution authorizes Metro Parks to pursue a purchase agreement with Tacoma Public Schools (TPS) of five parcels adjacent to Charlotte's Blueberry Park for \$54,500.
- Marty shared a map highlighting the five proposed parcels. It was noted that these parcels include blueberry plants such as those found in the park and a portion of the trail that currently provides access through the park.
- Alisa reported that our parks and recreation staff are in favor of this land purchase, noting it will expand the nature and trail experience at Blueberry Park.
- Alisa explained that parcel purchasing conversations started in 2018 when TPS sought to surplus and sell several parcels adjacent to and near the park. Many of the southernmost parcels were sold to a home builder. Some of the remaining parcels contained wetland areas that were mitigated by TPS in 2019.
- Alisa reported that due to COVID 19 there was a delay in finalizing this transaction. TPS is now offering Metro Parks the chance to buy the parcels at the 2017 appraised value of approximately 30 cents per square foot. If approved, TPS will then move forward with action to surplus and sell the property to MPT. After their disposal action is completed, including a public hearing, a Purchase and Sale Agreement can be coordinated with Metro Parks. Closing on the property is expected to conclude by the end of the year.
- Commissioner Pointer asked if the public hearing would give other potential buyers the chance to purchase the property, leading to a bidding war. Alisa reported no, the public hearing is a required opportunity for the public to comment on the property surplus and purchase action.
- Commissioner Reid asked if staff have investigated a possible land swap. Marty explained that though property trade appears simpler on the surface, the timing and ability to arrange

for equal value parcels is not always possible, therefore the direct purchase is, in this case, the recommended action. MPT and the City of Tacoma are currently negotiating property transfers and Marty agreed to do some investigation and report back as to any current or future opportunities for similar property trading between MPT and TPS.

- Commissioner Reid asked about wetland's impact on the property's value. Marty reported the wetlands mitigation has been completed by the school district and the property value lies not in its development potential, rather in the preserving and enhancing the blueberry gardens, natural open space and tree canopy on this property.
- Commissioner asked for an estimate of the property's current year value. Alisa reported per the assessor's record, the assessed value has gone up slightly since 2017.
- Commissioner Pointer asked about the park's homeless situation. Marty reported that measures were taken to remedy past issues (ie vegetation clearing for visibility) and agreed to follow up with our operations staff to get current report of homeless activity at this site. Commissioner Reid suggested that the bush clearing might have helped the situation.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Other Discussion Items

- Commissioner Pointer suggested that expediting the design and construction of the spray ground feature at the Portland Avenue playfield would be beneficial to the community. It would ease community anxiety over what will be installed. Commissioner Reid added that the new grass growing where the demolished wading pool was located, looks good. Marty responded that staff will do whatever possible to move the spray ground improvement forward and that it will be important that the park master plan process now getting underway informs the location and design of spray ground feature. MPT needs also to identify additional funding for future construction phases.

Meeting Adjourned