



Winooski Valley Park District

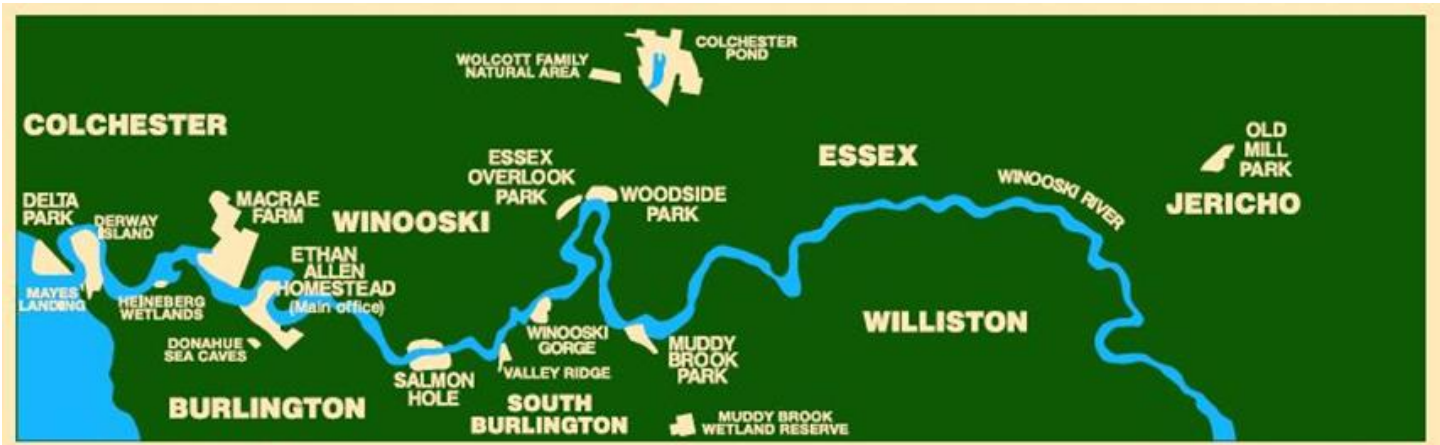
Ethan Allen Homestead

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SUMMARY OF PARK ACQUISITIONS, CAPITAL ASSETS, AND LAND USE RESTRICTIONS WINOOSKI VALLEY PARK DISTRICT UPDATED JANUARY 31, 2017



“The Winooski Valley Park District’s mission is to plan, acquire, and manage lands and waters within the boundaries of its member municipalities in the Winooski River Valley for purposes of conservation, preservation of natural areas, establishment of parks, and resource-based education and recreation.”

Winooski Valley Park District Asset Summary (compiled on 1/31/17)

Real estate, buildings, bridges, outbuildings, gates, signs and other fixed assets	\$3,193,158.00*
Insured building contents	\$179,000.00*
Net Assets (from 2015 IRS Form 990), adds vehicles, large equipment, and cash on hand	\$3,503,071.00**
Total combined bank account balance as of 12/31/16	\$248,528.09***

**As reported to insurer in 2017 (VLCT/PACIF)*

*** WVPD carries no debt or liens against any assets*

****Does not take into account much of FY17 income still pending from several member towns*

Winooski Valley Park District Reserves

Reserve Funds Currently Booked by WVPD (as of 1/30/17):

Capital Reserves:	\$205,034.64
Operating Reserves:	\$73,899.70
Audit Fund:	\$16,721.00
Legal Services:	\$7,000.00
Total Reserves:	\$276,782.42

Winooski Valley Park District's Reserves have been primarily assembled utilizing leftover funds from annual operating budgets and unanticipated income. WVPD's capital and operating reserves are intended to strike a balance between adequate funding on hand to support capital acquisitions, major repairs, financial audits, and legal services with the need to grow and improve the park system. The reserves are tapped only if there are inadequate operating funds on hand and/or other sources are not available. Approximately \$12,000 is added to the overall reserves each year.

WVPD's Capital Reserves support property acquisitions, major repairs, vehicle and major equipment purchases. Operating reserves are held as a financial backstop. The Audit Fund supports outside audits, conducted every five years, along with annual Financial Reviews. Legal Services Reserves support primarily the legal work required to acquire new properties.

For all major improvement projects, equipment purchases, and facility upgrades, WVPD leverages significant financial resources and volunteer labor to lessen impact on the organization's bottom line and reserve capacity. Most trail and park improvement projects are funded through the National Trails Program, Land and Water Conservation Fund (LWCF), philanthropic sources, and through funding pre-obtained by the Vermont Youth Conservation Corps. Most land acquisitions involve either full or partial donations, are funded through grants from LWCF, Vermont Housing Conservation Board, Vermont Land Trust, Lake Champlain Land Trust, Vermont Capital Program, and/or supported by town conservation funds.

Winooski Valley Park District Capital Improvement Program Summary

WVPD has an updated Capital Improvement Plan in place, approved by the Board of Trustees in March 2014. This Plan runs from FY15-FY19, and lays out the anticipated major expenses related to WVPD's assets. For all Capital expenses, WVPD first seeks out alternative funding, donations, and/or other means of reducing costs before committing to drawing down the reserves. As opportunities for land acquisition arise, capital funds are utilized for pre-acquisition expenses – only if there are inadequate operations funds available.

Capital projects now in the queue include (excerpt from WVPD Capital Improvement Plan):

Planned Expenditures:

FY 2015: Wolcott Family Natural Area parking lot

FY 2016: Truck, Ethan Allen Homestead wetlands walk (pending grant funding)

FY 2017: Office roof, copy machine

FY 2018: Ethan Allen Homestead driveway, education center furnace (one side)

FY 2019: Van, Ethan Allen Homestead caretaker house boiler

Plans are in place to address the above Capital needs, mostly through alternative sources:

Wolcott Parking Lot: Grant funding in place for parking lot and trails, pre-development underway

Truck: Replacement vehicle to be donated by member town

Wetlands Walk: Cost estimates and design in place using operating funds, grant application being submitted for construction

Office Roof: Project put off due to good condition of existing roof

Copy Machine: serviced current machine, planning for replacement in summer 2017

Homestead Driveway: Will commission crack repair in 2017, asphalt in good condition

Education Center Furnace: Serviced this year, functioning well, will seek grant funding for replacement

Van: WVPD newly registered with Federal Surplus System for potential free or very low cost replacement van

Caretaker House Boiler: Will replace in fall 2017, seeking grant funding

WVPD Land Acquisition Screening

WVPD lands are acquired for permanent conservation purposes. First, the below methodology is employed to evaluate each potential acquisition. Through third-party conservation easements, reversionary clauses, restrictions created by specific funding sources, and natural barriers to development, WVPD's assets are protected for the long-term (see following pages).

Winooski Valley Park District -- Land Acquisition Assessment Methodology (LAAM)

I Prospective Parcel Submitted

- Base information gathered
- Source of request documented
- Conditions placed by submitter
- Initial evaluation / approve continued review

II Parcel Designated to Resource Category

1) Top Priority

- Riparian Land
- Significant Natural Area
- Rare, Endangered, Threatened Habitat/Corridor
- Water Quality (wetland, floodplain)

2) High Priority

- Public Recreation / Education Site
- Greenway
- Historic / Archeological Site

3) Priority

- Resource Land (Agriculture / Forest)
- Scenic Resource

III Category Evaluation

- Uniqueness
- Excellence
- Critical for protection / enhancement of surrounding ecosystem / vulnerability to inappropriate development
- Parcel size adequate to protect resource

IV Ranked Parcel

V. Management Evaluation

- Vulnerability of site to change in use or development?
- Adequate protection of resource by acquisition / easement?
- Will resource values be retained with changing conditions?
- Hazardous waste potential?
- Remedial costs?
- Management feasibility?

VI. Review by Executive Director / Acquisition Committee

- Funding feasibility?
- Identified in plan or strategy: town, regional, state, WVPD?
- Public benefit of project?
- Appropriateness for other group / agency?
- Local politics?
- Cost commensurate with value?
- Degree that WVPD ownership will displace historic uses such as hunting?

Management Plans and Conservation Restrictions on WVPD Lands

Winooski Valley Park District Lands as of January, 2017

	Total Acres/ Park	Management Plan or Other Guiding Documents	Land & Conservation Fund	Vermont Housing & Conservation Fund	The Vermont Nature Conservancy	Lake Champlain Islands Trust	Vermont Nongame & Natural Heritage Program	Vermont Division of Historic Preservation	Deed Restriction and/or Reverter
Colchester Pond Natural Area	693	1997 Master Plan in place and restrictive VHCBE easement; grant available for update	182.5 A, no buildings	●			●	●	Wright parcel
Delta Park	55	2005 Mgmt. Plan for several contiguous owners and parcels	●		●		●		
Derway Island	148	2003 Management Plan in place, highly restrictive access		●	●		●		
Donohue Sea Caves	12	City of Burlington Mgmt. plan with WVPD			●				
Essex Overlook Park	5	LWCF and Federal reporting every 5 years	●				●		
Old Mill Park	12	LWCF restrictions, physical attributes limit change	●				●		
Salmon Hole & RiverWalk	5.6	Easements and physical attributes guide management						●	●
Valley Ridge	24.6	TBD: new 6.23-acre parcel and trail will require Nat. Res. Inventory, trail/park design and management plan							
Winooski Gorge	10.7	2002 Management Plan in place					●	●	
Wolcott Family Natural Area	61.7	New park process: Nat. Res. inventory, trail/park design and management plan							
Woodside Park	53.4	LWCF and Federal reporting every 5 years	52.8						●
Ethan Allen Homestead	284	LWCF restrictions, also floodplain, deed restrictions, and multi-use falls under several plans by others	284 A, all buildings		●		●	●	
Heineberg Wetlands	12	None in place, however fully landlocked							
Macrae Farm Park	288	LWCF restrictions	●				●	●	
Mayes Landing	0.69	Highly restrictive via LCLT easement				●			
Muddy Brook Park	27.5	Governed by Deed restriction, physical location and reversionary clause	8 A only					●	●
Muddy Brook Wetland Reserve	48.8	2013 Management Plan in place							●

WINOOSKI VALLEY PARK DISTRICT ACQUISITIONS 1972-2017

SITE	DATE	LOCATION	ACREAGE	SHORELINE	FEATURES
Colchester Pond Natural Area: 693 acres					
Pond and 25 ft around it	Donation 8/93	Colchester	182.0	13,750 feet	Picnic area, trails, canoe access, skiing, fishing
South Shoreline	Purchase 2/1992	Colchester	90.1		
North Shoreline	Purchase 4/1993	Colchester	131.5		
Adjacent Land	Donation 11/1993	Colchester	39.0		
Adjacent Land (East)	Purchase 8/1994	Colchester Essex	51.0 127.2		
Adjacent Land	Purchase 11/1995	Colchester	6.2		
Adjacent Land (West)	Purchase 12/1996	Colchester	66.0		
Delta Park: 55 acres					
Delta Park	Purchase 10/1984	Colchester	55.0	5,300 feet	Picnic area, trails, canoe access, birding
Derway Island Nature Preserve: 148 acres					
Derway Island	Transfer from TNC 12/1991	Burlington	45.0	2,000 feet	Trail, birding
	Transfer from TNC 6/1993	Burlington	103.0	7,920 feet	
	Donation: Jim Robear 12/2015	Burlington	.73	N/A	
Donohue Sea Caves: 15 acres					
Donohue Sea Caves	Donation 1/1986	Burlington	15.0	Partially open water	Trail, birding, ice skating
Essex Overlook Park: 5 acres					
Essex Overlook	Transfer from Essex 8/1991	Essex	5.0		Picnic area, trails, birding
Ethan Allen Homestead: 284 acres					
Lower Farm	Purchase 1974	Burlington	135.0	9,300 feet	Picnic area, trails, canoe access,
Upper Farm	Purchase 1981	Burlington	7.0		skiing, fishing, birding, wetlands
Adjacent Land	Purchase 1986	Burlington	142.0	200 feet	Historic Site and EAHM Museum

Heineberg Wetlands: 12 acres					
Heineberg Wetlands	Donation 11/1986	Burlington	12.0	1,170 feet	Fishing
Macrae Farm Park: 288 acres					
Lower Farm	Purchase 6/1977	Colchester	192.0	6,400 feet	Picnic area, trails, canoe access, skiing, birding
Upper Farm	Purchase 4/1979	Colchester	96.0		
Mayes Landing: 0.69 acres					
Mayes Landing	Purchase 10/2000	Burlington	0.69	335 feet	Picnic area, fishing
Muddy Brook Park: 27.5 acres					
Muddy Brook Park	Donation 12/2003	South Burlington	27.5	2,278 feet	Picnic area, trails, canoe access, skiing
Muddy Brook Wetland Reserve: 48.8 acres					
Muddy Brook Wetland Reserve	Donation 2/2013	South Burlington and Williston	48.8		Hiking trails
Old Mill Park: 12 acres					
Old Mill Park	Purchase 1/1991	Jericho	12.0	550 feet	Picnic area, trails, swimming hole
Riverwalk Trail: 3,690 feet					
Riverwalk	Easements 1995/1996	Burlington		3,690 feet	Trail
Salmon Hole Park: 5.6 acres					
Park	Donation 11/1988	Burlington	5.6	980 feet	Picnic area, trails
Island	Donation 11/1988	Burlington		640 feet	
Valley Ridge: 24.56 acres					
Valley Ridge	Donation 12/26/85	South Burlington	18.33	400 feet	Natural area
Adjoining parcel	Donation 2017	Burlington	6.23	824 feet	Parking area, Trails, fishing access
Winooski Gorge: 10.7 acres					
Winooski Gorge	Donation 7/2011	South Burlington	10.7	1,614 feet	Trail, overlook

Wolcott Family Natural Area: 61.7 acres					
Wolcott Family Natural Area	Donation from Wolcott Family 2012	Colchester	61.7	Directly adjacent to Pond Brook and large wetlands	Trail and parking lot now in pre-development
Woodside Park: 52.8 acres					
Woodside Park	Transfer from Essex 8/1991	Essex	52.8	1,300 feet	Picnic area, trails, canoe access
Valley Ridge: 24 acres					
Valley Ridge	Donation 12/1985	South Burlington	18.0	85 feet	Deer wintering area
	Donation from SD Ireland 2017	Burlington (abutting parcel)	6.23 plus trail easement to Schmanska Park	175 feet	Streams, wetlands

Total acreage owned and managed: 1,745 acres +/-

Total shoreline owned and managed: 11.9 miles +/-

Total miles of hiking trails managed: 24 miles +/-