

TIMELINE
for
MORRISON SPRINGS PARK LAND SWAP
Red Bank, TN

- January 1, 1936 - 3715 Dayton Boulevard purchased by Red Bank Middle School (Hamilton County).
- Appraised at \$125,700.
- 1937: Red Bank High School constructed at 3715 Dayton Boulevard.
- May 1960: Land for Morrison Springs Park (at least in part) sold to Red Bank for \$12,500.
- November 19, 1969: - Application submitted by City of Red Bank to the US Department of Interior's Bureau of Outdoor Recreation (BOR), for a federal Land and Water Conservation Fund (LWCF) grant to develop 30 acres of Morrison Springs Park.
- Red Bank sought **\$70,175** grant from LWCF, on 50% cost-share basis.
- Remaining 50% of \$140,350 total project cost to come from City of Red Bank General Funds.
- January 8, 1970 Grant approved by BOR.
- January 15, 1970 Grant approval notification letter from BOR to Tennessee Department of Environment and Conservation (TDEC), the federal agency's state-level partner agency.
- Project summary: The complete development of a 30-acre tract (new), adjacent to and in addition to an existing 6-acre tract (pool and parking lot), for a total park of 36 acres.*
- January 29, 1970: 1st project amendment:
- Add parking, paved road, culverts, trail paving and utilities;
- No change in costs.
- Summer 1971: 2nd project amendment (undated), extending deadline until December 31, 1971
- August 10, 1971: Project Closeout letter from BOR to TDEC.

December 2, 1971: **Revised Cost Estimate** for modifications and increased costs:
Family picnic sites reduced from 4 to 3;
Group picnic site added;
Trail reduced from 0.67 mi to 0.5 mi, and apparently no longer paved;
Costs raised for ballfield, shelters, support facilities and amphitheater;
Total project cost **raised from \$140,350 to \$157,810.38.**

December 17, 1971: 3rd project amendment to formally add items (and costs):
- Lighting for softball field;
- Backstop and fence, and entrance gate;
- Paint the buildings and shelters;
- Drainage adjustments;
Total project cost raised from \$140,350 to \$157,810.38.
Federal share increased from \$70,175 to **\$78,905.19**

August 2, 1972: Notice of Settlement from BOR: Unused \$5,229.27 returned to BOR.

Final federal grant to Red Bank: $\$78,905.19 - \$5,229.27 =$
\$73,675.92

Inflation:	\$73,675.92 in 1970 is equivalent to \$518,395.55 in 2021
-------------------	--

August 17, 1972: Final Inspection of Morrison Springs Park by TDEC:
- All work completed
- Appears to have very limited use.
- Several items poorly planned and built.
- Amphitheater about to wash away.
- Road cuts eroding badly.

1981: US Department of the Interior's Bureau of Recreation absorbed by the US DOI National Park Service (NPS).

Oct. 30, 2009 appraisals: Morrison Springs Park, to be converted: **\$350,000 – \$362,000**
- Appraised at 14.63 acres
- Owned by City of Red Bank

Old Red Bank Middle School site (land only): **\$1,275,000**
- Appraised as if only 11.12 acres
- Owned by Hamilton County

Questions: Was it an even swap between City and County?

Or did Red Bank owe Hamilton County about \$925,000?

Was any cash exchanged between City and County?

March 16, 2010: City of Red Bank holds public hearing regarding proposed sale of portion of Morrison Springs Park for the new middle school. Record indicates “No Negative Comments”.

October 21, 2010: Red Bank submits formal proposal to TDEC and NPS for a land swap:
- 14.63 acres of the Morrison Springs Park to be converted to build the new Red Bank Middle School;
- Replacements proposed:
 - 5 ac at Stringer’s Ridge (Property A)
 - Appraised: \$50,000
 - 5 ac at Stringers Ridge (Property B)
 - Appraised \$60,000
 - 3 ac in the back corner of the old middle school site, known in the documents as “Red Bank Square”
 - Appraised \$341,518
- Three replacement properties appraised at **\$451,518 total**

December 12, 2010: Red Bank acquired (by donation at \$0.00 cost) two parcels for Stringers Ridge Park:
 Parcel 126L-A-001 (estimated 5 acres)
 Parcel 126L-A-001.04 (estimated 5 acres)

- 2011 appraisals: Converted part of Morrison Springs Park: **\$350,000 – \$362,000**
 - Appraised at 14.63 acres
 - Owned by City of Red Bank

Old Red Bank Middle School site (land only): **\$1,275,000**
 - Appraised as if only 11.12 acres
 - Owned by Hamilton County

Question: Was it an even swap between City and County?
Or did Red Bank owe Hamilton County about \$925,000?

March 14, 2011: Land swap approved by NPS, with a 3-year deadline for Red Bank to complete acquisition and development of the replacement parks.

The City of Red Bank is required by federal NPS regulations to provide replacement public outdoor recreation, with equal or greater land value and reasonably equivalent outdoor recreation usefulness and location.
--

April 21, 2011: Red Bank sends letter to TDEC to confirm details of land swap properties.

2012: New Red Bank Middle School constructed on the converted 14.63 acres of Morrison Springs Park.

Lost in the conversion:

- 14.63 acres of open park land;
- Large parking lot;
- 2 big ball fields;
- 2 smaller ball fields;
- Concession stand;
- 3 picnic shelters with tables and grills;
- 1 large group shelter (converted into the community center);
- Amphitheater;
- Trails (0.5 mi).

August 2013: Old Red Bank Middle School demolished, the site cleared.

2011 – 2014: Red Bank city leaders chose to expand and upgrade the Norma Cagle Park ball fields (at Memorial and James Avenue) *instead of* spending city money to fulfill the land swap obligations.

- Norma Cagle Park was expanded from 2 to 3 fields;
- A concession stand, paved parking areas and a picnic shed also were added;
- This expansion apparently was intended to partially make up for the land conversion and loss from Morrison Springs Park of 4 ball fields, 3 picnic sheds and a concession stand;
- However, NO coordination or formal agreement occurred between Red Bank and NPS; thus this ball field expansion/upgrade cannot be considered part of the replacement of the land conversion.

January 27, 2016 City of Red Bank takes possession of 3715 Dayton Blvd from Hamilton County Department of Education, for a sale price of \$0.

2014 – 2020: No significant investment in parks by the City of Red Bank.

May 15, 2020: National Park Service sends letter and project amendment to TDEC, rescinding the March 14, 2011 approval of the land swap, due to Red Bank never fulfilling its obligations.

May 20, 2020 TDEC sends letter to Red Bank Mayor Jenó, informing the City that it is out of compliance with the federal government, and the 2011 land swap agreement is rescinded.

Red Bank must propose a new mitigation package to NPS and TDEC.

August 18, 2020 3715 Dayton Boulevard appraised for \$3,075,000.

September 1, 2020: Red Bank issues a *Request for Proposals*, to solicit offers from developers who wish to purchase and develop the entire property at 3715 Dayton Blvd; deadline of January 5, 2021.

January 5, 2021: Three development proposals submitted in response to the RFP. No formal public hearing on the proposals has been held.

Empire Communities

Purchase offer: \$3,500,000
149 townhomes and single-family row houses – 9.03 acres
Green space – 1.7 acres in three pieces
Commercial – 1.0 acre
Property tax revenue (estimated annual) – \$199,813

Thousand Hills Company

Purchase offer: \$800,000 + \$350,000 public amenities =
\$1,150,000 total
96 homes, townhomes, live-work spaces, and apartments
Green space – 3 acres total, in 4 pieces (1 piece is public)
Commercial – 0.63 acre
Property tax revenue (estimated annual) – \$114,918

Town Center Development Group

Purchase offer: \$1,125,000
~56 Homes (estimated from sketch; actual # not in proposal)
Green space – 1.8 ac (only 1.2 ac is public)
Commercial – 7 to 9 units (acres undeterminable)
Property tax revenue (estimated annual) – not provided

July 20, 2021: Updated formal appraisals paid for by the City of the two relevant sites – the converted land, and the 3715 Dayton Blvd site – revealed:

Converted site at new middle school:	\$1,455,000
3715 Dayton Blvd:	\$3,770,000

- If Red Bank chooses to use *just* 3715 Dayton Blvd as replacement for the land conversion, it will take ≥ 4.62 ac (rounded up to 5 acres, to be safe) of the 12-acre site to mitigate;
- And, as a minimum, Red Bank also must provide some active outdoor recreation facilities somewhere.

September 7, 2021 Red Bank Board of Commissioners votes to hire new City Manager, Martin Granum, to start official duties October 11, 2021.

November 16, 2021 Red Bank Board of Commissioners reached a consensus allowing the City Manager to terminate the Sept. 2020 Request for Proposals to sell the old middle school site, along with the resulting 3 development proposals.

November 8, 2022

Elections for Red Bank commissioners:

District 1 (Currently occupied by Hollie Berry, Mayor)

District 3 (Currently occupied by Ed LeCompte)

At Large (Currently occupied by Ruth Jenó).