



Responses to a Parks Questionnaire
(from the *Save Red Bank Central Park* Citizens' Group)
by the 2022 Candidates for the Red Bank, TN, Commission
September 2022

Side-by-Side Candidate Responses to Each Question

Question 4. How do you propose to resolve Red Bank's out-of-compliance status with the National Park Service regarding the 2011 land swap agreement?

District 1 Candidates

Hollie Berry:

The simplest and most logical solution is to fulfill the currently assessed \$1.45M land value we owe the National Park Service by dedicating no less than half of the former Red Bank Middle School property, presently valued at \$3M, as a publicly-owned park in perpetuity.

Dari Owens:

Thankfully we do not need to swap acre-for-acre, only for an amount equal in appraised value. We need to do another appraisal of the old middle school property on Dayton Blvd., and swap based on that amount.

District 3 Candidates

Jamie Fairbanks-Harvey:

I can't resolve this issue. There should be collaborative, consistent & constant discussions among commissioners & other entities about how to best become ready for a transition for the land.

Lawrence Miller:

In a letter dated May 22, 2020, The Tennessee Department of Environment and Conservation stated that the National Parks Service found the City of Red Bank to be in non-compliance and rejected a proposal for three non-adjacent properties for consideration, citing their lack of public access and the failure of the City to develop these properties for park use. The original land swap was approved by NPS in 2010, with a 3-year deadline for Red Bank to complete acquisition and development of the replacement parks. The City has missed opportunities to resolve this issue. I am not an attorney, but to me it seems that to be compliant, Red Bank needs to submit a new proposal that meets the requirements first established in 2010. That original proposal included three acres of the school property at 3715 Dayton Boulevard and two parcels on Stringer's Ridge.



[Miller, continued]

I suggest that the best approach to resolve the land-swap issue is to designate the former school property as the replacement property. There is a two acre difference from the school property and the original 14.6 acres that the Park Service deeded to Red Bank. Perhaps if the City's plan were very well developed with specific commitments to a timeline that would complete the development of a publicly accessible park with recreational opportunities. It is conceivable that an additional 2 – 3 acres could be purchased from adjacent property at 3645 Dayton Boulevard.

Remember that the City of Red Bank currently owns the former middle school property. Conversion of the land to a park would have some costs. Obtaining additional space (behind the existing buildings at Plaza North) would also be a cost. I believe that Red Bank could work with non-profit organizations such as The Trust for Public Land to obtain the bulk of the necessary funding for completing a park and achieving compliance

At Large Candidates

Jeff Price:

Based on the most recent appraisal of the land used for the new middle school it would take approximately 4.5 acres of the appraised land value from the old school property to fulfill the NPS obligation. This would leave us approximately 7.5 acres of property to evaluate for best use as outlined in question 2.

We need to update the appraisals, submit our solution and get it done.

Hayes Wilkinson:

This is a very complex situation, but the root issue is that the City of Red Bank owes the NPS at least \$1.45 million dollars in land value as well as an active recreation component (i.e. basketball courts, soccer fields, a skate park, etc.). The reality is that the City of Red Bank does not own any land (outside of this property) or have the capacity to acquire any other land that would come close to that \$1.45M appraisal value. So, the easiest and most effective way to fulfill our agreement with NPS is by using the publicly owned Former Red Bank Middle School Property at 3715 Dayton Blvd to create Red Bank's own Central Park.