

*City of Bainbridge Island*  
**EXECUTIVE DEPARTMENT**



**MEMORANDUM**

TO: City Council Members

FROM: Mark Dombroski, City Manager

DATE: July 1, 2009

RE: Real Property Inventory and 2009 Surplus Property Recommendations

This package of information contains the results of the City of Bainbridge Island's (COBI) recent real property inventory, found under Tab 7, and surplus recommendations in compliance with Resolution 2009-02. The inventory does not include right of way or easements, with the exception of certain trail easements that were purchased with funding provided by the 2001 Open Space Bond.

The following table summarizes the properties by use:

Use	% of Total	Acres	Assessed Value*	Parcels
Open Space	27.1%	101	\$4,069,630	16
Operations	25.5%	95	\$8,046,050	26
Park	17.5%	65	\$16,992,360	11
Farmland	16.1%	60	\$3,667,270	7
Undesignated	10.0%	37	\$3,788,920	12
Other	3.8%	14	\$9,595,090	25
<b>Total</b>	<b>100.0%</b>	<b>372</b>	<b>\$46,159,320</b>	<b>97</b>

\* Per Kitsap County Assessor

Five parcels included in these totals are Spargur Loop Park, T'chookwop Park, Madison Avenue Tot Lot and Aaron Avenue Tot Lot. These parcels total 6.9 acres and have an assessed value of \$2.1M. City Council has previously designated these properties as surplus and authorized their transfer to the Bainbridge Island Metropolitan Park and Recreation District (BIMPRD). COBI is in the final steps of completing the transfer of Spargur Loop Park and T'chookwop Park. The Administration will be requesting that the Council authorize the City Manager to execute the appropriate documents for Madison Avenue Tot Lot and Aaron Avenue Tot Lot in August 2009.

**Proposed Surplus and Sale**

The Real Property Review Committee recommends that the City surplus and sell 8 parcels that total 47.5 acres and have an assessed value of \$2.5M. The Real Property Review Committee determined that these properties are no longer used or useful for on-going City operations.

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One property, the Manitou Beach/Kane upland property, was purchased with the 2001 Open Space Bond funds. The Real Property Review Committee recommends the surplus of this parcel based upon the findings of the Open Space Commission. The Real Property Review Committee concurs with their recommendation that the parcel be sold to offset the purchase of the Williams property, which was purchased in 2007 with an LTGO bond out of the General Fund.

The Suzuki property was referred to a Task Force in 2008 to investigate opportunities related to its highest and best use. The Land Use Committee modified those recommendations and referred it back to the full Council on November 12, 2008. The Real Property Review Committee recommends surplusizing the Suzuki property. As a part of this surplus process, the Committee recommends that the Council review and take action on the Suzuki Task Force recommendations.

The Real Property Review Committee also recommends that a portion of the Vincent Road Landfill site be subdivided and 8.0 acres be sold to Bainbridge Disposal. COBI has been leasing the land to Bainbridge Disposal for use as a transfer station and recycling center under a short term lease. The Real Property Review Committee believes that this service is of considerable value to the community and should be maintained. COBI would be best served by selling the property and getting out of the leasing business while Bainbridge Disposal can improve its facilities, as required by Department of Health, without risking its capital in a short term lease.

The complete listing of properties and associated parcel photos can be found under Tab 4.

**Proposed Surplus and Transfer to BIMPRD**

The Real Property Review Committee recommends that the City surplus and transfer to the BIMPRD 22 parcels that total 87.4 acres and have an assessed value of \$5.7M, all of which are either recreational or open space. Over the years, COBI has acquired property that is, or has the potential to be, primarily recreational or open space in purpose. COBI does not operate a Park Department and has limited means to maintain recreational properties. I believe the intent of COBI has been to either transfer recreational properties to the BIMPRD, which it has done several times in the past, or to execute a legal instrument giving BIMPRD operational control. COBI and BIMPRD staffs continue to evaluate the possibility of executing a contract for operations of certain other facilities, specifically Waterfront Park, Pritchard Park and Strawberry Plant Park, but are not prepared at this time to recommend such action.

A joint meeting between the Park Board and the City Council was held on February 19, 2009 at which both bodies agreed to direct their respective staff to continue developing a list of properties suitable for transfer. Neither governing body agreed to transfer or receive property at the meeting. Once City Council has reviewed and accepted a final list, I highly recommend that another joint meeting be held to discuss these properties and the terms and conditions of such transfers.

The complete listing of park properties and associated parcel photos can be found under Tab 6.