



Tuesday, June 9, 2026, 5:30 PM, 645 Pine St., Front Conference Room or Remotely via Zoom

645 Pine St., Front Conference Room or Remotely via Zoom

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Webinar ID: 962 2968 5484

1. Agenda

1.1. Motion to amend/adopt agenda

2. Consent Agenda

Subject	2.1. May Meeting Minutes
Meeting	June 9, 2026 - Parks Commission Meeting - Tuesday, June 9, 2026, 5:30 PM, 645 Pine St., Front Conference Room or Remotely via Zoom
Category	2. Consent Agenda
Department	Parks, Recreation, & Waterfront
Type	
Recommended Action	

3. Public Forum - Time Certain, 6pm

Subject	3.1. Verbal Comments
Meeting	June 9, 2026 - Parks Commission Meeting - Tuesday, June 9, 2026, 5:30 PM, 645 Pine St., Front Conference Room or Remotely via Zoom
Category	3. Public Forum - Time Certain, 6pm
Department	Council and Board
Type	

4. Deliberative Agenda

Subject	4.1. Plan BTV NNE Plan
Meeting	June 9, 2026 - Parks Commission Meeting - Tuesday, June 9, 2026, 5:30 PM, 645 Pine St., Front Conference Room or Remotely via Zoom
Category	4. Deliberative Agenda
Department	Parks, Recreation, & Waterfront
Type	Discussion

Subject **4.2. Tree Ordinance Update**
Meeting June 9, 2026 - Parks Commission Meeting - Tuesday, June 9, 2026, 5:30 PM, 645 Pine St., Front Conference Room or Remotely via Zoom
Category 4. Deliberative Agenda
Department Parks, Recreation, & Waterfront
Type Discussion

Subject **4.3. Auer Property Acquisition**
Meeting June 9, 2026 - Parks Commission Meeting - Tuesday, June 9, 2026, 5:30 PM, 645 Pine St., Front Conference Room or Remotely via Zoom
Category 4. Deliberative Agenda
Department Parks, Recreation, & Waterfront
Type Action

Subject **4.4. Grow Wild Demonstration Project Presentation**
Meeting June 9, 2026 - Parks Commission Meeting - Tuesday, June 9, 2026, 5:30 PM, 645 Pine St., Front Conference Room or Remotely via Zoom
Category 4. Deliberative Agenda
Department Parks, Recreation, & Waterfront
Type Information

Subject **4.5. FY27 Budget Process**
Meeting June 9, 2026 - Parks Commission Meeting - Tuesday, June 9, 2026, 5:30 PM, 645 Pine St., Front Conference Room or Remotely via Zoom
Category 4. Deliberative Agenda
Department Parks, Recreation, & Waterfront
Type Information

Subject **4.6. Comprehensive Plan Update**
Meeting June 9, 2026 - Parks Commission Meeting - Tuesday, June 9, 2026, 5:30 PM, 645 Pine St., Front Conference Room or Remotely via Zoom
Category 4. Deliberative Agenda
Department Parks, Recreation, & Waterfront
Type Information

Subject **4.7. Urban Reserve**
Meeting June 9, 2026 - Parks Commission Meeting - Tuesday, June 9, 2026, 5:30 PM, 645 Pine St., Front Conference Room or Remotely via Zoom
Category 4. Deliberative Agenda
Department Parks, Recreation, & Waterfront

Type Information

5. Standing Items

Subject **5.1. Parks Foundation Update**
Meeting June 9, 2026 - Parks Commission Meeting - Tuesday, June 9, 2026, 5:30 PM, 645 Pine St., Front Conference Room or Remotely via Zoom
Category 5. Standing Items
Department Parks, Recreation, & Waterfront
Type
Recommended Action

Subject **5.2. Director's Report**
Meeting June 9, 2026 - Parks Commission Meeting - Tuesday, June 9, 2026, 5:30 PM, 645 Pine St., Front Conference Room or Remotely via Zoom
Category 5. Standing Items
Department Parks, Recreation, & Waterfront
Type
Recommended Action

Subject **5.3. Commissioner's Items & Volunteer Hours**
Meeting June 9, 2026 - Parks Commission Meeting - Tuesday, June 9, 2026, 5:30 PM, 645 Pine St., Front Conference Room or Remotely via Zoom
Category 5. Standing Items
Department Parks, Recreation, & Waterfront
Type
Recommended Action

6. Adjournment

Subject **6.1. Motion to adjourn**
Meeting June 9, 2026 - Parks Commission Meeting - Tuesday, June 9, 2026, 5:30 PM, 645 Pine St., Front Conference Room or Remotely via Zoom
Category 6. Adjournment
Department Council and Board
Type
Recommended Action

Parks Commission Meeting

May 12th, 2026 at 5:30pm

645 Pine St., Front Conference Room & Zoom

Commissioners in Attendance: Lantieri, Mobley, Etter, Johnson & Bergmann

Staff in Attendance: Lewis, Sauve, Cahill, Cotton & O'Daniel

1. Agenda

1.1 Motion to amend/adopt agenda

The meeting began at 5:33pm. Mobley made a motion to adopt the agenda, Etter seconded. All were in favor, none opposed.

2. Consent Agenda

2.1 April Minutes

2.2 Calahan Park Special Use Permit (CKS)

Etter made a motion to adopt the consent agenda, Bergmann seconded. All were in favor, none opposed.

3. Public Forum – Time Certain, 6pm

The public forum was opened late and no one was present at the time, but one member of the public sent a message via Zoom in regards to the e-bike/motobike discussion that read: “An e-bike can be pedaled under rider power and I think those should still be allowed wherever normal bicycles are allowed. Completely different are electric motorcycles which cannot be pedaled and those should have some amount of enforcement as they need to be licensed, insured, and registered. I feel that it would be a misstep to limit e-bikes. Motobikes should be forbidden and enforced.”

4. Deliberative Agenda

4.1 Coach of the Year

Sauve shared a video compilation of the volunteer coach of the year, Carmen Smith. She then read the congratulatory write-up about why she was picked as the coach of the year as well as community testimony for how dedicated to and important she is for youth basketball.

4.2 Skirack Bike Rentals

Lewis began by sharing that in the Spring of 2025 the Commission approved the use of a city right-of-way just north of Echo for Skirack to host a bike rental operation. He continued that the typical rate charged for this type of operation is 10% of gross sales by the vendor, but due to the impacts of the city construction in the downtown core, they were granted a reduced rate of %5 and are requesting this again for 2026 due to the continued impacts of the city construction. Lewis shared that this was and continues to be supported by Public Works. He then shared his screen to show where this kiosk would be set up if approved.

Lantieri asked if Burlington Segway still had a presence.

Lewis answered yes and that they are in the 2nd year of a 3 year RFP agreement.

Etter asked if they were at 10% or 5%.

Lewis answered 10%.

Etter made a motion to approve the request for Skirack to operate a bike rental kiosk in the College Street right away at a 5% gross sales rate for the 2026 operational season, Mobley seconded.

All were in favor, none opposed.

4.3 FY27 Budget Process

Lewis began by sharing his screen. He noted that this FY27 proposed budget presentation was made to Board of Finance last week and is currently under consideration by the City Council. He continued that they are anticipated to have a conversation at the June 15th City Council meeting, so over the next month or so they will be looking at all of the individual budgets as presented in preparation for further conversations about the approved budget, which needs to be adopted by June 30th. Lewis continued by noting that this document was put together with staff at all levels working in collaboration with people in finance and under the leadership of the Mayor. He specifically recognized the 3 division directors, Sauve, Roach and Moreau, who he shared worked diligently with the managers and their staff to make sure they looked at this collaboratively to move forward in the best way possible. Lewis began the presentation by sharing the organizational structure and chart of the current Department, noting that there was a small reorganization in April as a follow-up to the RIF process last year to align resources in a way to have as supportive of a structure in place as possible. He continued that there will be 2 Recreation Managers who will report directly to him – noting that one position is currently vacant, but will hopefully be filled soon. Each manager will oversee a facility, which will involve rentals, athletics, camps, recreation programs for all ages and abilities, as well as working closely with BSD and partners.

Mobley asked for clarification about the vacant positions in the Recreation Division. Lewis confirmed that they will be filled, and all of them are currently in process. He shared that they will have 9 dedicated positions, 4 of which have been vacant, which has been very challenging for the people who have remained through this transition. He continued by explaining the structure of the Waterfront Division and the Planning & Development Division. Lewis then reviewed the Parks & Central Facilities Division, which is the largest division in the Department. He then shared some FY26 highlights, including – a successful July 3rd event, operating summer seasonal programs at capacity, reaching 10k followers on Instagram with that number continuing to increase, the opening of the Burlington Bike Park, the new Director was hired, the adoption of the Burlington Open Space Plan, emergency cold weather shelter dates at the Miller Center with a total of 239 individuals and 773 beds used over the 12 nights it was activated, the re-assignment of staff reporting structures, expanded the vendor permit program along the waterfront and aligned tasks to reflect work distribution and finalized the org chart. He then shared some cost saving measures for FY27 including – holding a custodian position open, which will impact services by 12% and they are currently working to try and identify

ways to lessen this impact, and the reduction of part-time/seasonal staff at Oakledge Park, which will reduce staffing coverage from 7 days a week to 4, so they are working to cover this gap in other ways.

Etter asked if only Oakledge was going to see a reduction in staff.

Lewis answered that it is the only park that has really had that kind of staffing presence, so yes.

Etter asked if this impacts people's ability to reserve things.

Lewis answered no, the spaces will still be prepped for rentals and they are working to fill the gaps.

Lewis continued that the Department-wide service reduction, which will be approximately a 7% reduction and will result in about a \$271k savings, will involve tightening belts across the board when it comes to materials, supplies and contractual services, reduction of staff training and recreation program scholarships (4%, \$1,500), reduction of internally produced events, elimination of annual flower planting and landscape bed maintenance at all parks (excluding City Hall Park), the reduction of watering and turf materials such as grass seed and fertilizer and the reduction of facility reinvestment projects across all divisions (limiting the ability to repair and replace public-facing infrastructure).

Etter asked about increasing BPD's enforcement in parks to reduce damage and vandalism to facilities etc.

Lewis answered that they are challenged with resourcing their core service areas and will most likely just be responding to events that are safety related, not adding patrols to parks in. He shared that the Department does work closely with them if we are noticing something that is regularly occurring to make them aware and increase their presence as they have resources available and vandalism is not something that typically rises to the top.

Etter followed up by asking if there was anything internally with Parks that was being done to address the vandalism.

Lewis responded that the more you allow vandalism to set the more prevalent it tends to be, so the Department is really trying to get on top of it at the beginning of the season.

Mobley noted that there used to be a program through CEDO where UVM students would volunteer to remove graffiti.

Lantieri chimed in that he did not believe CEDO, or any other City Departments, are operating any volunteer programs like that anymore.

Lewis responded that with the reductions to staffing and budgets over the past few years that the focus has been on keeping the core business moving forward.

Lewis continued by sharing the FY26 amended revenues and expenses and the FY27 proposed revenues and expenses, noting that revenues have gone down 5.6%, which is an adjustment based on the CORE closing and right sizing some revenue predictions. He also noted that expenses have gone up 3.4%, which is tied to increased utilities as well as salaries, wages and benefits. He reiterated that the Department is proposing a 7% general fund reduction based on the current fiscal year subsidy, but there will be a net increase in general funds this next year based off right sizing revenues and looking at

expenses that are required in order to do business. Lewis then shared opportunities moving forward, including how the new organizational structure will help stabilize and strengthen the Department's collaborative and supportive culture and the revision of BPRW's comprehensive plan, creating a community supported vision for the next decade, which will be a critical roadmap for the Department. He then shared that some areas of concern are the continued loss of Canadian tourism and the impacts of encampments on staff resources, capital assets and revenue. Lewis then shared three more opportunities moving forward, including the full activation of Waterfront Park for events, the new Leddy Arena Manager and after a time of challenges and transitions the Recreation Division is going to be set up to be successful moving forward with a full team working with the resources available to maximize opportunities for the community. Lewis then summarized that the Department will continue to provide a high level of service to the community within the allocated resources, there will be a lack of resources for repair and replacement of park and facility infrastructure and the Department will continue to identify grand opportunities.

Etter asked what the expectation across all of the Departments will be.

Lewis answered that all of the Departments were challenged by the Mayor to reduce budgets by 10%, with some of them being a little higher and some a little lower. He shared that they struggled to get closer to that 10% given the reductions that happened last year and told them the 7% was as close as they could get while still being operational in the way the community expects. He felt this was acknowledged.

Lantieri asked if there was a chance this proposal would not be approved.

Lewis responded that he hoped not, and feels there has been full transparency on all fronts throughout this process.

Etter asked if the reductions do need to be increased if there was a plan.

Lewis answered no, but that if there are any further reductions required beyond what has already been identified it would most likely either be closing facilities or cutting positions, but the City's focus has been to not cut people as much as possible. He's hopeful that this is the last piece and will be approved by City Council.

Lantieri asked if there were any updates about charging for services between City Departments.

Lewis answered no and that this would most likely be more of a longer term conversation since it would involve a lot of balancing and gray areas.

Lantieri feels it could be a potential opportunity to review transfers between departments and see the flow in and out, and maybe define some of the activities that could be revenue generating (or at least neutral).

Lantieri asked if there is anything with volunteers being included, such as in-kind donations.

Lewis responded that while volunteer work is a generally recognized value in the volunteer work hour as a national standard, the Department is challenged with not enough administrative support to track or support this at this time.

4.4 Comprehensive Plan Update

Sauve began by giving an overview of the open house on April 30th, which was a great success with 14 stations for the public to interact with, and a constant flow of people from 3:30pm – after 8pm. She then went through the slide show that was playing throughout the event, starting with the logo which represents the 4 coordinated plans that will guide how Burlington evolves and adapts over the next 25 years – the municipal plan, a transportation plan, a comprehensive economic development plan and a Parks, Rec and Waterfront plan. Sauve then touched on the timeline for these plans over the next year, noting that there's still visioning and engagement that will be happening, like dedicating time to certain focus groups, recognizing that there was a certain demographic at the open house and some voices were missing which is who they want to target for opportunities moving forward. She shared that the Planning team will have 2 interns this summer who will be going out to parks and do intercept surveys, so working with Parks staff to identify times when people will be in parks and also just do observations on park usage and collect data. She then shared various data shared out at the open house, such as who are the residents of Burlington, population ages, population size, household income, median sale price for homes and rent costs, what kind of jobs don't earn enough to live in Burlington, and cost-burdened households. She noted that new legislation requires Burlington to add roughly 7,000 new units by 2050, which is a big theme throughout PlanBTV. Sauve then briefly touched on the economic development slides. Next, Sauve went through BPRW's slides, with the first few highlighting the different kinds of places the Department stewards and the range of programs and initiatives it manages, not all of which are obvious or known. She continued by noting that it has been a decade since BPRW's last planning process and touched on some highlights that have happened since then, including – 6 park comprehensive plans and siting studies, Oakledge Park universally accessible playground, widened and expanded most of the Burlington Greenway, new department logo and Marketing Manager, expanded youth athletics programming and major improvements to various parks. She shared that the biggest question the community is being asked is what should BPRW's top priorities be, given that the Department must balance investments across the top priorities with limited resources and staff to be able to go into next season's budget cycle more confident in terms of prioritization. The next slide Sauve shared touched on the idea that this is the time to reimagine recreational program offerings, which will allow for the Department to identify where the gaps are and evaluate that. She continued by noting that it's not all dire, like the Conservation team identifying no-mow areas that can become pollinator habitats, which not only aligns with budget shifts but also has an ecological value, and highlighted the community stewardship that already exists as well as philanthropic partners like the Parks Foundation. The next slide noted that looking to the future, BPRW is focused on equity, accessibility and addressing the impacts of climate change. Sauve then briefly touched on the mobility plan slides. Next, she shared some slides that gave a quick overview of the open house statistics, including – that 323 people signed in to the meeting from all across the City, info about how long people have lived in the Burlington, why people are drawn to Burlington and whether they plan to stay here long term or not, answers to questions like "what is your favorite thing to do in Burlington in

the winter?”, why people were excited about the different plans, 105 vision statements, dream neighborhood designs, roadway designs, special memories in parks, root/trunk/leaves comments for BPRW values and about 90 people weighed in on economic development questions. Then Sauve shared that 100 surveys were completed online as a part of the random sample, 39 surveys were completed at the open house and encouraged Commissioners to continue to share the survey out with their communities.

4.5 E-Bikes/Motobikes Strategies

Lantieri opened by sharing that this item is a continuation of previous conversations on the topic – and the hope is to get a sense of where this body is in regards to what kind of policy and regulation seem like the right fit for the Greenway. He reminded everyone that Phillip from DPW came to discuss this topic and shared that they are currently doing some deeper work on the specifics about e-bikes and e-motos and he continued that Sauve has been in contact with the State’s Forest, Parks & Recreation Department. Sauve shared that they oversee the Lamoille Valley Rail Trail and she had inquired to see whether or not they’re facing similar challenges, and while they have not, they are very interested in the conversation about various challenges that different kinds of e-bikes and e-motos bring up. She continued by sharing that the City’s ordinance committee has moved forward the edits to chapter 6, which includes the definitions about bicycles, so they are recommending it to City Council. She then shared that she will be continuing to connect with DPW as well as Local Motion, who is putting out information about e-bikes and e-motos.

Lewis chimed in that the ordinance language has developed through the ordinance commission and DPW is currently under review by legal as well as to the types of language that is needed for enforcement in addition to acknowledging that enforcement is very challenging for this. He continued that the City is looking at opportunities to potentially engage with BSD to share messaging about this with parents, given that a lot of the people being observed using motobikes/e-motos are youth. He noted that this is a challenging topic because enforcement will be difficult and different communities are taking different approaches.

Sauve shared that the ordinance that DPW is putting forward is more about what is allowed and less about what is not allowed, but that there’s a catch all in terms of riding/operating recklessly. This will give us something to point to, which is a start, otherwise enforcement isn’t even an option.

Cahill noted that a significant portion of the youth seem to be coming from Colchester. He continued that he gets calls from community members daily and his staff get stopped regularly while working on the Greenway about this topic. He and his staff have started tracking the data around maintenance due to this specific usage and in the past 3 weeks they have filled 80 ruts from Leddy to the Winooski Bridge in addition to harassment incidents with members of the public. He continued that while he has been in touch with BSD, and they are supportive and have spoken to students about the impacts of this, it’s not really BSD’s responsibility and they are advocates for the students, which is appreciated.

Sauve suggested utilizing Local Motion as a partner in this endeavor with their connection to schools and bike safety within the community.

Etter noted that enforcement may be needed in this case in an effort to avoid someone negatively impacted by someone going too fast on the Greenway to resolve the issue on their own through litigation. He continued that a lot of bikers can go 20 or 30mph on a regular bike, but it's more experienced bikers doing that who understand how fast they're going and the impact that has, compared to inexperienced people on e-bikes going that fast with pedestrians around.

Mobley share that she feels the "mixed use" piece of how the Greenway is used is a big part of the issue and that there are sections of the path that she would not walk on comfortably, specifically that stretch from Leddy to Colchester, because people zoom by compared to the south end of the path that tends to be quieter and more low key. She noted that the e-motos that have been referenced are a whole other thing and offered the idea of having something like random check points as an educational approach to enforcement.

Cahill brought up the idea of creating a generative place for this kind of use because it is not going away.

Etter noted the restrictions to ATVs in regards to where they can be ridden and that this could be a way to frame things.

The group then discussed what role pedals play and how they could be incorporated into potential speed limits, which led to how do you enforce speed limits and/or bring awareness to speed.

Mobley suggested putting up those signs that flash when you're going too fast. She noted though that she feels the conversational proactive piece of this can be a part of the process.

Etter felt that including information about what transpires if you hit and injure someone and what that liability entails would be helpful.

Johnson felt that making the distinction between an e-bike and a manually powered bike is going to be difficult to enforce.

Lewis shared that the current signage on the Greenway says to share the path, slower traffic has the right of way, keep right except to pass, use audible warning when passing, follow trail and traffic signs, maintain a safe speed and slow down through congested sections.

Mobley circled back for confirmation that the definitions of e-bikes are currently with the ordinance committee.

The answer was yes.

Sauve noted that if the Department/Commission wanted specifics to park roads, trails and the Greenway, then this Department/body would need to tackle that.

Cahill wanted to make the Commission aware that the community member who was involved in the incident that ended up connecting the Department with school staff has stopped using the Greenway with their children, partially out of fear of their identity being known, noting that this whole thing is delicate and challenging and the discomfort and anger is bubbling.

Lantieri brought up the idea of utilizing the new bike park and partnering with the Bike Park Coalition for messaging to the youth in the community.

Mobley circled back to the idea of an educational approach as opposed to an enforcement approach. The group then discussed potential inroads for this and the possibilities of focusing in on parents who are the ones purchasing these e-motos for their children.

5. Standing Items

5.1 Parks Foundation Update

Sauve shared that they are launching their newest campaign with the Pomeroy playground construction, which has begun and there will be 3-4 more weeks of work and they are working to establish a celebration date in June.

Lantieri shared that their next meeting is on June 6th and he has an e-mail out to their chair to re-connect.

5.2 Director's Report

Lewis referred to the monthly report and specifically noted that they are looking for volunteers for Kids Day this coming Saturday. He also noted that the Department is gearing up for summer operations!

5.3 Commissioner's Items & Volunteer Hours

Johnson had 3 hours to report for the Book Fair.

Bergmann did not have any hours to report.

Mobley had 4 hours to report for the Book Fair and Plan BTV.

Lantieri had 33 hours to report for the Book Fair, Plan BTV, attending the PACC meeting and several shifts cleaning up at the Urban Reserve. He continued by touching on the upcoming reappointment process and encouraged his fellow Commissioners to consider why they're here, if they want to be here and that if this doesn't feel like a good role for you that there is no shame in stepping back, because seeing where the budget is going, there is a need for a strong group that is able to advocate, be additive and have active participation to support the Department.

6. Executive Session

7. Adjournment

7.1 Motion to adjourn

Mobley made a motion to adjourn the meeting, Etter seconded. All were in favor, none opposed.



MEMO

Date: May 21, 2026

To: Conservation Board and Parks Commission

From: Dan Cahill, City Land Steward, BPRW, Scott Gustin, Principal Planner & Zoning Division Manager
Dept. of Permitting & Inspections

RE: Updated Vegetation Ordinance

Objective of Memo

- Provide context and information about the updated City Vegetation Ordinance to prepare the Conservation Board and Parks and Recreation Commission for comment and discussion at the June meeting of each respective body.

Background:

The City of Burlington is long overdue in updating its Vegetation Ordinance. Updating the Vegetation Ordinance has been named as a top priority in at least 3 City Plans (2015 Parks, Recreation and Waterfront Comprehensive Plan, 2022 Nature Based Climate Solutions Plan, and the recently adopted 2026 Open Space Plan). A working group has been assembled to begin the process of updating the ordinance. This working group has met many times over the past months and has authored a draft ordinance.

Members of the working group are:

City Staff Members:

Dan Cahill, City Land Steward

VJ Comai, City Arborist

Scott Gustin, Principal Planner & Zoning Division Manager, P&I

Sophie Sauvé, Parks Planning Division Director

Community Members:

Jacob Holzberg-Pill, Branch Out Burlington

Elise Schadler, Urban & Community Forestry Program Manager, VT Dept. Of Forests, Parks & Recreation

Goals of the Updated Vegetation Ordinance:

- Build upon the existing vegetation ordinance that was established decades ago by expanding the definitions and importance of protecting Burlington's vegetation.
- Provide clarity around controls and authorities in relation to citywide vegetation with special attention to trees and the urban canopy.
- Develop tree protection through updated definitions and offsets for tree and vegetation losses.
- Strengthen process as it relates to reviews and recommendations of trees and vegetation issues by outlining review process and considerations.

Burlington Vegetation Ordinance

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Section 10	Tree Planting and Maintenance
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Introduction

The Burlington Vegetation Ordinance establishes policies, regulations and standards necessary to ensure that the City maintains the maximum amount of tree and vegetation cover in a healthy manner that also mitigates risk to life and property. The goal is to establish and maintain diversity in age and species in trees that make up our tree canopy, as well as broad diversity in the presence of native species of vegetation in our open spaces, including but not limited to natural areas, parks, greenbelts, and trees and vegetation on private property.

Commented [SG1]: As Parks does not have permit review capacity, it should likely remain within the CDO. This ordinance can be referenced by the CDO.

§Section 1. Statement of Purpose.

1.1. The City of Burlington hereby finds that the preservation of existing vegetation and promotion of new plantings in all public and private ways and places is a public purpose that protects the public health, general welfare, climate resilience and aesthetics of City of Burlington for all its citizens.

§Section 2. Definitions.

2.1. Area of Disturbance- An area proposed to be disturbed in any manner, temporary or permanent, as a result of construction activities, plus a buffer zone of 20 feet.

2.2. Caliper - The diameter of a trunk that is taken six (6) inches above the ground.

2.3. City Arborist - The City of Burlington employee of that same title having the primary responsibilities of administration and enforcement of the Burlington Vegetation Ordinance applicable to the city owned spaces that they manage. Primarily these spaces are city ROW and city parks. The City Arborist shall serve as the tree warden per VSA 24, Chapter 67.

2.4. City Land Steward- The City of Burlington employee of that same title having the primary responsibilities of administration and enforcement of the Burlington Vegetation Ordinance applicable to the city owned spaces that they manage. Primarily these spaces are natural areas, large and small, in city parks, Urban Wilds, and in the City ROW. The City Land Steward shall serve as a deputy tree warden per VSA 24, Chapter 67.

2.5. City right-of-way (ROW) The real property or other legal instrument, such as an access easement, associated with transportation infrastructure, including but not limited to streets and public paths. For the purposes of this ordinance, this term is synonymous with “public way” as defined in VSA 24, Chapter 67.

2.6. Climate Resilience - the ability of communities, ecosystems, and businesses to anticipate, absorb, accommodate, or recover from the hazardous effects of climate change, such as extreme weather, sea-level rise, and droughts.

2.7. Conservation Board – The board of the same name as included in the Comprehensive Development Ordinance.

2.8. Critical Root Zone - An area of root space that is within a circle circumscribed around the trunk of a healthy tree using a radius of 1 foot per inch Diameter at Breast Height (DBH).

2.9. DBH (diameter at breast height) – standard measurement of tree’s diameter taken at breast height, (4 ½ feet above the ground)

2.10. Deputy Tree Warden – The person(s) appointed by the City Council per VSA 24, Chapter 67 who has the same authority over shade trees as the Tree Warden but who is directed by the Tree Warden. See also City Land Steward.

2.11. Developer – Any landowner, agent of such landowner, or tenant with the permission of such landowner who makes or causes to be made, development, or who has applied for a zoning permit within the jurisdiction of the city.

Commented [e12]: more specifics? acreage? multi-unit?

2.12. Drip Line – The radius of the outermost branches of a tree.

2.13. Heritage Tree-Any tree on public or private property having a 30 inch DBH or greater. See also Specimen Tree in the Comprehensive Development Ordinance, Article 13.

2.14. Natural Area - a designated land or water unit that retains its natural character, featuring unique ecological, geological, or scenic value, where natural processes are allowed to operate with minimal human intervention. These areas are protected to preserve biodiversity, rare species, and native ecosystems, often serving as sites for scientific study and limited, low-impact recreation

2.15. Pocket Forest - a small, ultra-dense, and highly biodiverse cluster of trees and shrubs planted in a tiny urban or suburban space, often no larger than a tennis court

2.16. Pollinator Garden - a specialized landscape designed to support bees, butterflies, moths, and hummingbirds by providing

nectar, pollen, and host plants.

2.17. Public Property – All property owned, leased, or occupied by the City or any of its administrative agencies or departments. For the purposes of this ordinance, this term is synonymous with “public place” as defined in VSA 24, Chapter 67

2.18. Public Trees – Trees (shrubs and all other woody vegetation) on any public property, including park, playground or other property owned or controlled by the City of Burlington or within any city right-of-way. See also Shade Tree.

2.19. Rain Garden – Per US EPA, A rain garden is a depressed area in the landscape that collects rain water from a roof, driveway or street and allows it to soak into the ground.

2.20. Shade Tree - Per VSA 24, Chapter 67, a shade tree is a shade or ornamental tree that is, in whole or in part, within the limits of a city ROW or public property, provided the tree was planted by the city, or is designated as a shade tree due to its cultural, historical, or aesthetic significance to the character of Burlington.

2.21. Sight Triangle - A sight triangle (or sight distance triangle) is an unobstructed, triangular-shaped area at an intersection, driveway, or road corner designed to ensure drivers have a clear view of traffic, pedestrians, and cyclists.

2.22. Treebelt - The area between the sidewalk and the street on which trees are planted; or from the curb to the outer edge of the city right of way on a given street.

2.23. - Tree Warden – The person appointed by the City Council per VSA 24, Chapter 67 who controls all shade trees within the City of Burlington. See also City Arborist.

2.24. Urban Wild - a category of city-owned parcels managed by Burlington Parks, Recreation & Waterfront and deemed as high-priority conservation lands. Burlington’s “Urban Wilds” are those properties that “provide habitat for rare and endangered plant and

Commented [DC3]: should we note specific site triangle rules and zones as noted by other ordinance and code?

Commented [SS4R3]: I think we can refer to them, but not repeat them. Section 5.2.6.d. ?

animal communities, wetlands and other riparian systems, flood plain, unique geological and hydrological features, important wildlife habitat and travel corridors, areas important for scientific research and education, scenic vistas, trails, passive recreation, sustainable forest communities, and cultural features.” The Urban Wilds are managed to preserve natural and cultural resources unique to the property while encouraging their sustainable and compatible enjoyment.

§Section 3. Applicability.

3.1. The terms and provisions of the Burlington Vegetation Ordinance shall apply to all trees and vegetation within the City of Burlington, except as otherwise provided herein.

3.2. Severability

Should any part or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof other than the part held to be invalid.

§Section 4. Jurisdiction.

4.1. The City Arborist, along with the City Land Steward shall have control of all trees, including but not limited to shade trees, and vegetation in any public property within the city limits relative to the spaces that they each manage, and shall have the authority to plant, maintain, remove, and replace such vegetation.

§Section 5. The Authority of the City Arborist, City Land Steward, and Conservation Board

5.1. The Director of the Parks, Recreation and Waterfront Department may hire persons to be the City Arborist or the City Land Steward. It will be the City Arborist's and City Land Steward's responsibility to make recommendations in order to provide care, protection, preservation and removal of municipal vegetation specific to the public areas managed by each.

Per VSA 24, Chapter 67, the tree warden (City Arborist) controls all shade trees in town and enforces all laws related to shade trees and may manage infested or infected trees. The tree warden may also make cooperative and financial agreements with other entities

and accept funds and resources to effectuate management of the town's urban forest. The deputy tree warden (City Land Steward) has the same authority as the tree warden but is directed by the tree warden.

- 5.2. The Conservation Board shall serve as an advisory board to the City Arborist, Land Steward, and in their capacity reviewing zoning permit applications, to the Development Review Board. For the purposes of this ordinance, duties of the Conservation Board include:
- Review of zoning permit applications involving tree removal per Section 12 of this ordinance.
 - Assist with coordination of Arbor Day celebrations.
 - Review annual goals and objectives prepared by the City Arborist and/or Land Steward as to the urban forest.
 - At the request of the City Arborist and/or Land Steward, host community discussions as to maintenance of the urban forest.

5.3. No tree in a public property shall be planted except with the approval of the City Arborist or City Land Steward where applicable. Each will have the power to prescribe how such trees shall be planted, at what distance apart, and what variety. Planted trees will be provided with supports and guards whenever in the opinion of the City Arborist or Land Steward such supports or guards may be desirable.

- 5.4. Cutting, pruning, or removing trees and shrubs prohibited.
- No person shall cut, prune, or remove a tree or shrub in a public property except with approval and consent of the City Arborist or City Land Steward as applicable to the respective public areas managed by each.

Section 6. [Hitching horses,] Attaching animals, bikes or any other objects to trees or shrubs prohibited.

No person shall [hitch a horse] Attach an animal, or any other object such as signs, wires swings, slack lines, hammocks etc. to a tree or shrub in a public property without written consent of the City Arborist or City Land Steward as applicable.

§Section 7. Protection.

- 7.1. Without written permission from the City Arborist; no person

or city agency shall: (1) undertake any **development** activity (including but not limited to the excavation of any ditches, tunnels, or trenches or changing the grade (adding or removing soil), and the laying of pavement) within the dripline of any public tree or shrub; (2) move or park vehicles associated with any construction or development activity which may affect any vegetation, including trees or shrubs on public property.

Commented [SG5]: This term is defined. Construction is not.

7.2. Root Protection. No person or city agency shall deposit, place, store or maintain of the city any stone, brick, sand, concrete or other materials which may impede the free passage of water, air and fertilizer to the roots on any public tree or shrub within the dripline on unpaved surfaces except by written permission of the City Arborist or City Land Steward as applicable.

7.3. Guarding. Guarding during construction or excavation: (1) unless the City Arborist or City Land Steward for good cause, determines otherwise, all trees or shrubs on any public property directly impinging on any excavation or construction of any building, structure or street work shall be guarded to protect the critical root zone. The critical root zone is the area of root space that is within a circle circumscribed around the trunk of a healthy tree using a radius of 1 foot per inch diameter at breast height.

§Section 9. Obstruction of Streets.

9.1. Private Property Pruning. The city shall have the right to prune any tree or shrub on private property when it interferes with the proper spread of light along the street from and or interferes with visibility of any traffic control device, sign, or is impeding views within the site triangle of an intersection.

9.2. It shall be the duty of any person owning private property bordering on a city ROW to ensure that trees and shrubs on that property are pruned in a manner that will not obstruct or shade streetlights, obstruct the passage of pedestrians on sidewalks, obstruct vision of traffic signs or obstruct views within the sight triangle of an intersection. If trees are interfering with utility

wires, it is the obligation of the appropriate utility company to correct the situation.

9.3. Property Owner Responsibility. Should any person owning private property bordering on any city ROW fail to comply as hereinabove provided, the City Arborist or designee shall order the owner to take corrective action within fifteen (15) days after receipt (certified letter) of written notice. The order requires herein shall be served by mailing a copy of it to the last known address of the property owner.

9.4. Removal of Hazardous Conditions. Every owner of any tree overhanging any city right-of-way within the City shall remove all dead, diseased or dangerous trees, or broken or decayed limbs, which poses a threat to safety of the public or other trees.

9.5. Private Owner Compliance If any person owning real property bordering on any city ROW fails to comply as herein above provided, the City Arborist or designee shall order the owner to take corrective action within fifteen (15) days after the receipt of written notice. The order required herein shall be served by mailing a copy of it to the last known address of the property owner. In the event that required corrective action is not taken by the property owner, the City Arborist shall have the authority to undertake the required corrective action. In such case, a penalty fee of \$500 shall be assessed to the property owner.

for which such permission is given shall be done in accordance with the Department of Parks and Recreation’s Urban Forestry Master Plan.

Commented [SG6]: Not sure where this belongs.

§Section 10. Tree Planting and Maintenance

§Section 11. Penalties and Enforcement

11.1. Penalty. Per VSA ~~XX~~ § 2510. Penalty (a) Whoever shall willfully mar or deface a shade tree without the written permission

Commented [SG7]: Need statutory chapter reference.

of a tree warden or legislative body of the municipality shall be fined not more than \$50.00 for the use of the municipality. (b) Any person who willfully and critically injures or cuts down a shade tree without written permission of the tree warden or the legislative body of the municipality shall be fined pursuant to 13 V.S.A. § 3602 for each tree so injured or cut, for the use of the municipality.

11.2. Parking on sidewalks and treebelts. *Motor Vehicles & Traffic / Section 20-66 Penalty (B) (3)* The penalty for parking on a sidewalk or treebelt in violation of this Section shall be twenty-five dollars (\$25.00).

Commented [DC8]: this seems very low

Commented [e19R8]: Agreed - this should be higher

11.3. Enforcement. The Tree Warden and Deputy Tree Warden have enforcement authority over all shade trees within the City of Burlington. Enforcement and appeals processes as to shade trees shall be as per VSA 24, Chapter 67. Enforcement as to trees on private property shall be per the Comprehensive Development Ordinance, as may be applicable.

Section 12. Tree Removal

12. 1. Shade Trees

- (1) The removal of any shade tree shall be subject to the provisions of VSA 24, Chapter 67.

12.2. All other Trees

Including, but not limited to, all public trees that are not shade trees and trees on private or institutional property.

- (1) Application for tree removal requiring a zoning permit per Article 3 of the Comprehensive Development Ordinance (CDO) shall require review by the Conservation Board who will provide a recommendation to the Development Review Board. The application plan shall indicate the size, species, and location of all trees to be removed.
- (2) Conservation Board review will include consideration of the size, species, and location of all trees to be removed and proposed mitigation measures.

Commented [SG10]: If we utilize the existing permit review process, we don't need to reinvent submission requirements here. The central point here is to outline the role of the Conservation Board and to articulate mitigation measures.

- (3) A planting plan illustrating the size, species and location of trees to be installed is required, unless other mitigation measures are proposed instead. The planting plan shall include a chart summarizing sizes of trees to be removed and trees to be planted.
- (4) Removal of heritage trees is strongly discouraged.
- (5) The Conservation Board shall consult with the City Arborist in its review of the proposed application for compliance with the requirements of the city’s tree replacement formula. The Conservation Board shall also consider the impact, if any, on all trees with a caliper of 6 inches or greater and shall make recommendations for the preservation of existing trees and for the species, size, and location of new plantings.
- (6) Application plan(s) shall illustrate the location of protective tree fence around trees to remain, including details of such. Additionally, the following measures must be addressed by the applicant and inspected by the City Arborist prior to the start of work or issuance of the permit: Protective tree fence must be installed. All trees to be removed and all trees to remain within the area of disturbance must be clearly marked at the base of each tree with visible nonremovable marking indicating the status of each tree. It is recommended that permanent spray paint be used for trees to be removed (red) and trees to remain (green).
- (7) Mitigation measures
 - (a) Except as provided for in (b) below, new trees shall be planted caliper-for-caliper for removed trees. For example, removal of a 20 inch caliper tree may be offset with planting five 4 inch caliper trees. Replacement trees may be planted onsite or offsite within the City of Burlington. Offsite planting shall be subject to Tree Board recommendation in consultation with the City Arborist or Land Steward,
 - (b) In the event that replanting per (a) above is impractical or impossible as determined by the Tree Board, the applicant shall:
 - 1. Make payment to a designated city tree planting fund in an amount determined in accordance with the current Guide for Plant Appraisal as reviewed and approved by the City Arborist or Land Steward; and/or,
 - 2. Install green stormwater infrastructure that mitigates the 10-year storm event (see City Code of Ordinance, Chapter 26).
 - 3. Mitigation measures in items (a) and (b) 1 and (b) 2 above may be used in whole, or in part, for mitigation of tree removal. For

Commented [SG11]: The rest of the provisions as to heritage trees are included in this process – can be approved or denied by the Conservation Board in consultation with the City Arborist, and if approved, requires mitigation.

example, mitigation for tree removal can include replanting new trees, payment into a planting fund, and/or installation of green stormwater infrastructure.

MEMO

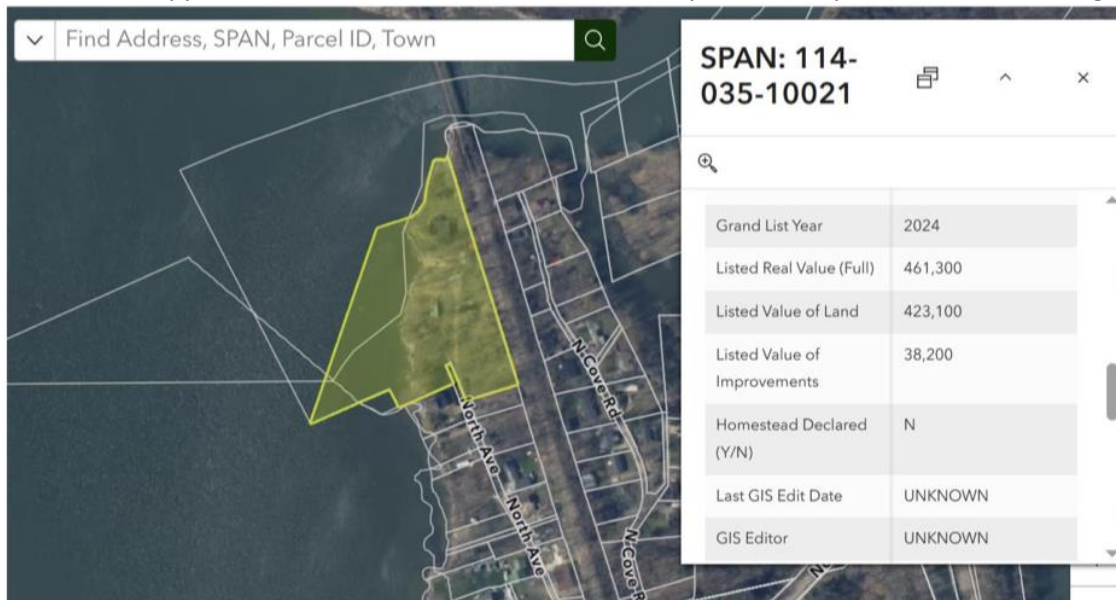
Date: June 9, 2026
To: Parks & Recreation Commission
From: Phil Lewis, BPRW Director
 Dan Cahill, City Land Steward
RE: Auer Family Boathouse Property and Acquisition Briefing

OBJECTIVE OF MEMO

- Provide overview of Auer Family Boathouse Parcel
- Provide context to Winooski Valley Park District’s (WVPD) Conservation Legacy Fund Request (\$300,000)
- Communicate the City’s interest in the parcel, and adjoined request of \$40,000.

BACKGROUND

Subject Property: Auer Family Boathouse Parcel, 3181 North Ave.
 Property Owner: Estate of Herbert Sr, Kenneth A. (Fay, Karen Power of Attorney)
 Property ID: 020-3-012-000
 SPAN: 114-035-10021
 Acreage: 2.7a
 Assessed value: \$461,300
 Most recent appraised value: \$850,000 (Effective February 13, 2026 by O’Brien & Kaffenberger, Inc.)





The Auer Parcel, affectionately known as “Charlie’s” was placed on the market by the owners on October 2, 2025, for \$2.5 million. The WVPD Board of Trustees has been in negotiations over the past several months with the owner of 3177/3181 North Ave. (“Auer Family Boathouse”) to acquire the parcel, and a purchase offer has been made and accepted at a price of \$960,000. The signing of a purchase and sales agreement occurred on May 13, 2026. The signing triggers a 90-day due diligence period which allows WVPD to conduct a Phase I Environmental Site Assessment, complete title search and legal work, complete a financing package, and draft a park development plan. After the due diligence period, if no disqualifying issues are found, closing would occur within 60 days afterwards.

WVPD intends to request Conservation Legacy Fund dollars to help fund the property acquisition and accompanying project costs.





PROJECT OVERVIEW

Background: The Auer Family Boathouse property (AKA “Charlie’s Boathouse”) sits at the southern mouth of the Winooski River on the shores of Lake Champlain just below the Burlington Bikepath and at the very end of North Avenue. The site has been vacant for over two years but previously, was in continuous use for over 100 years as a family-owned, seasonal boating and camping site that welcomed the public. Flooding and heavy siltation have seriously impacted the site's ability to support boating, and the private access road is not designed or intended to support public vehicle traffic. The site currently has two buildings along with several other structures and an accumulation of other items from its various uses over the years. The majority of the site, along with one of the buildings (the boathouse), is in the floodplain and Special Flood Hazard Area (Zone AE).

WVDP’s proposed use of the site is as a conserved public park that welcomes the public for passive recreation, fishing, and lake access with primary access from the Burlington Bikepath and by foot from nearby parking spots along North Avenue. A Management Plan will be crafted that will establish the parameters for access and use of the site and buildings in consultation with the public. Located at the southern tip of the Winooski river mouth, this site is highly unique from a recreational, ecological, and historical perspective. Adjacent to Lake Champlain to the west and the Burlington Bikepath to the east, it would create a contiguous park landscape from the lake across the path to Mayes Landing, Derway Cove, and Derway Island (WVDP owned and managed parks). The site has numerous riparian landscape features including floodplain, wetlands, high priority habitats, and floodplain forest characteristics. The Boathouse and site have over 100 years of history as a public-facing private boating and camping facility and was a fixture of the North End community for generations.

Project Goals: The primary goal of acquisition is to ensure protection and public control of a parcel of land at the mouth of the Winooski River. The site will be conserved through a conservation easement held jointly by the Lake Champlain Land Trust (LCLT) and Vermont Housing and Conservation Board (VHCB) and actively managed for ecological health and public access by the WVDP. Two structures on the site (including the beloved Charlie’s Boathouse, a steel Butler Building and several sheds) have been seriously impacted by flooding and disuse will be documented for historical value/characteristics, evaluated for structural integrity, and discussed in the public domain to establish a plan for their future use.

WVDP acquisition would:

- Protect significant natural communities
- Increase riparian and shoreline plantings and vegetation
- Manage nonnative invasive plants on the parcel
- Improve the river corridor from Lake Champlain up the Winooski River
- Provide clean water benefits
- Provide the potential for education and research opportunities.

The site’s location fulfills numerous recreation goals:

- Excellent location for fishing
- Direct Burlington Greenway Bikepath access
- Scenic views of Lake Champlain



- Birdwatching and wildlife observation/photography/art
- Easy access to other nearby parks (Mayes Landing, Delta Park, Derway Island and Cove)
- Excellent family picnic area
- Potential access from the water for small boats.

Need and Urgency: Urgency is very high for this project. The effort to secure this site for permanent public access spans decades, and for the first time in over 100 years, the site is listed for sale on the open market. This moment represents what could be the only opportunity to acquire this parcel for conservation.

Significant Features: Site is located at the southern confluence of the Winooski River and Lake Champlain, with wetland and floodplain features. It has overlapping species and landscape scale habitat values and is adjacent (and/or across the river from) already conserved properties creating habitat and hydraulic connections.

Rare Species: Rare Mussels have been observed nearby, as well as several rare bulrushes at the mouth of the Winooski River when lake levels are low. Spiny soft-shell turtles have been observed in the area and were historically found at the mouth of the Winooski.

Partnerships: Lake Champlain Land Trust, Burlington Conservation Board, City of Burlington Staff, and several neighbors are part of this effort, as well as consultants that have (or will) provide discounted and pro bono services.

Local/State Priorities: This acquisition would contribute directly to goals laid out in the Vermont Conservation Plan, and the effort to achieve 30% of Vermont's lands conserved by 2030 ("30x30"). Proactive acquisition of high value conservation lands is cited in Burlington's Open Space Plan (2025), and the regional ECOS (Environment, Community, Opportunity and Sustainability, 2018) plan.

Water Quality: While there is no specific metric yet that can describe the positive impacts this acquisition will have on water quality, intuitively it is clear that when conserved, this site's unique location, physical characteristics, and when managed for conservation and ecological restoration, its' shoreline location, floodplain and wetland values will provide water quality benefits well into the future.

Climate Change: This is a highly impacted site, with recent major flooding - a symptom of climate change - adding to siltation issues at the river mouth and carving away over 1/4 acre of shoreline at Mayes Landing and Derway Cove parks (next to the site). As a result of the 2011 Lake Flood, the FEMA floodplain boundaries at 3181 North Ave. were changed, placing the Boathouse structure within the floodplain. Having permanent access to this site will have untold benefits in the future as the river mouth evolves and issues mitigated.

The removal of items, hardscape, and debris from the site and out of the floodplain will mitigate hazards to the lake and surrounding community during future flood events.

Impacts on Local Economy: This acquisition would convert a dormant, shuttered family property into a permanent public recreation asset. As a result, adjacent properties will realize a boost in their value, the public will have full access to the site for fishing, recreation, and lakeside boat access. Long-term, this will benefit the local economy and quality of life.

About Winooski Valley Park District: The Winooski Valley Park District (WVPD) is a 501(c)3 non-profit and Vermont Municipality whose mission is to collaborate with member municipalities to conserve and



protect the lands and waters within the Lower Winooski River Valley for stewardship of natural areas and the establishment of parks that connect people to the outdoors. The WVPD is supported by the eight member municipalities of Burlington, Colchester, Essex, Essex Junction, Jericho, South Burlington, Williston, and Winooski.

Created in 1972, today the WVPD manages a network of 18 parks and natural areas in the lower Winooski River Valley with over 1,750+ acres of permanently conserved land, 24+ miles of trails, and 13+ miles of protected shorelines along lakes, ponds, and rivers. Over 780 acres (51%) of WVPD managed lands are within an active floodplain including 550+ acres of wetlands and 200+ acres of floodplain forests. WVPDs network of parks play a key role in flood mitigation, water quality management, and habitat connectivity, while providing opportunities for outdoor recreation, connection to nature, and environmental stewardship. WVPD parks are open to the public year-round with no entry fees and are permanently conserved for the enjoyment of future generations. Learn more about the WVPD and its regional park system at www.wvdp.org.

ALIGNMENT WITH THE OPEN SPACE PROTECTION PLAN

Conservation of the Auer Parcel aligns with the following land inventory attributes found in the 2000 Open Space Protection Plan:

- Shoreline, Wetland, Buffers: opportunities for ecological restoration to enhance soil stability and flood resiliency;
- Important Wildlife Habitat/Wildlife Movement: the river mouth is an important area for aquatic and avian wildlife species as well as many large and small mammal species.
- Floodwater Treatment: opportunities for ecological restoration to enhance soil stability and flood resiliency;
- Public Park/Trails/Passive Recreation Value: proximity to Burlington Bikepath creates opportunity for significant pause place.
- Archaeology Sites/Research-Educational Site/Historic/Cultural Site: human history of land uses including as "Charlie's Boathouse"
- Significant Topography/Significant Geological/Soil Features: geo-morphology of river mouth is dynamic and conservation improves community resilience as natural process unfolds



BPRW'S INTEREST IN THE PARCEL

BPRW fully supports WVPD in the acquisition and management of the Auer Family Boathouse site. BPRW is requesting up to \$40,000 from the Conservation Legacy Fund to support the acquisition process and administrative costs related to adaptations and considerations related to connecting the parcel to the Bikepath.

Conservation Legacy Fund Total Request: \$300,000 (WVPD) \$40,000 (BPRW)

Per resolution, the Legacy Fund can be utilized for 20-40% of the project costs related to an acquisition. This includes purchase price and any identified costs related to bringing the property up to standard.

WVPD and BPRW's joint request of \$340,000 makes up approximately 29% of the total estimated project costs.

Communications about potential disbursement thus far:

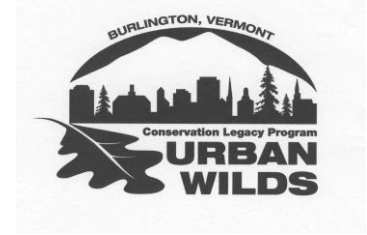
The Conservation Board and Parks and Recreation Commission were briefed on the potential of the acquisition during executive session, at their respective May meetings.

REQUESTED ACTION

The Parks and Recreation Commission moves to authorize the use of \$340,000, (\$300,000 to WVPD and \$40,000 to BPRW) for the project costs related to the acquisition of the Auer Boathouse Family Property.

Burlington Conservation Legacy Program

Department of Parks, Recreation, & Waterfront
645 Pine St, Suite B
Burlington, VT 05401
www.enjoyburlington.com
Telephone: (802) 864-0123



FIRST DRAFT 6.1.26

Burlington Conservation Legacy Program Fund Application

Property Owner Name Winooski Valley Park District

Owner Address 1 Ethan Allen Homestead (permit address: 820 North Avenue)

Owner Phone 802-735-5892 day same evening

Contact Person Name Nick Warner

Contact Address same

Contact Phone same day same evening

CLP Grant Funds Requested \$300,000

Property Address & Acreage 3177/3181 North Ave. (Auer Family Boathouse)

(Please attach map of your property, include location map and major property features such as wooded areas, developed areas, wetlands, etc.)

Please describe the proposal *(Attach extra sheet as needed)*

General Property Characteristics:

Do you wish to sell the property outright or continue to own it and establish a conservation easement?

WVDP seeks to purchase the site and place it under conservation easement, co-held by VHCB and the Lake Champlain Land Trust.

Who will own the property or conservation easement?

WVDP will be owner, easement co-held by VHCB and Lake Champlain Land Trust.

What other funding sources and partners are committed to this project?

Feasibility/Due Diligence is being funded by VHCB, WVDP, a grant from Great Lakes

Fisheries Commission, WVPD staff, Trustees and pro bono assistance.

What's the fair market value as determined by a professional appraiser?

\$850,000

Is the land contiguous with other conserved land? If yes, briefly describe that parcel.

Mayes Landing, Derway Cove, and Derway Island are all contiguous riverfront properties (across the bikepath corridor) that together create a 156-acre conservation block with two miles of protected shoreline.

What threats, if any, face the land?

The site is unique as it sits at the southern edge of the Winooski rivermouth and is subject to flooding, erosion, invasive species, overuse, and vandalism.

What is the current use of the property?

Property not in use, was privately owned boathouse/marina, closed for the past 3 years. It is permitted for seasonal recreation.

What is the intended use of the property?

Public Park/Natural area, with specific functions and access determined during the park planning process after acquisition

Is the title to the property free of encumbrances that would defeat the conservation goals of the transaction or subject the City of Burlington to undue legal risk?

Yes

Are there other legal issues surrounding the transaction that would subject the City of Burlington to undue financial costs or risks?

No

Does the property contain any hazardous waste sites, significant trash dumps, fire hazards, polluted water courses or bodies that would present legal risk or burden to the City of Burlington or defeat the conservation purposes of protecting the property?

While significant debris and several abandoned structures are known issues, as a priority WVPD plans a general cleanup of the site after closing. WVPD has contracted for a Phase I Environmental Site Assessment with sampling in the structures for asbestos, lead paint and other materials as needed. The site will be inspected (and sampled if needed) for any evidence of hazardous waste or other concerns. Interviews with the owner and past operators are part of the process.

Decisions about the large structures are being deferred until after the acquisition is complete, with a process laid out by VHCB to guide a thorough analysis of options.

WVPD has started the process of site inspection and planning. At the end of the due diligence process, a report will be prepared that will summarize the findings of the due diligence process.

DRAFT

Open Space Land Values:

(Check all that apply.)

Natural Values

Forest Community

- Other Natural Communities
- Important Plant Habitat
- Important Wildlife Habitat
- Lake or River Shoreline
- Wetland
- River/Wetland Buffer Zone
 - Important Geological/Soil Features
- Wildlife Travel Corridors
 - Natural Heritage Program Sites
- Unique Topography
- Floodwater/Stormwater Treatment
- Potential Restoration Area

Working Values

- Agricultural Potential
- Current Agricultural
 - Working Forest

Scenic Values

- Vista
- Viewshed
- Greenway

Recreational & Educational

- Public Park
- Trails
- Passive Recreational Activity
- Educational Resource

- Historical, Cultural, Archaeological Values
- Archaeological Site
- Historic/Cultural Site
- National Register

Other Urban Open Space Values

- Access/Connectors to Protected Areas
 - Greenbelts
- Community Open Space
 - Stormwater Retention
 - Community Garden

Open Space Types:

(Check all that apply.)

Is all or a portion of the property identified in the city's Open Space Inventory?

- Yes
 - No
 - Unknown

Does the property include one or more of the following features or locations?

- Lake Champlain Shoreline
- Winooski River Corridor/Intervale
 - Englesby Brook/Watershed
 - Centennial Woods/Brook
 - Vermont Natural Heritage Site
 - Neighborhood Green Space
 - Urban Waterfront
- Recreational Linkage
- Community Garden

For assistance contact:

Dan Cahill, Land Steward
 Burlington Conservation Legacy Program
 Burlington Parks, Recreation, & Waterfront
 645 Pine Street, Suite B
 Burlington, VT 05401
 dcahill@burlingtonvt.gov

Budget Sheet

Project Budget

- **CLP grant funds requested: \$300,000**
- **Values of other funding sources (optimally 60% of total): \$862,550 (74%)**

Due Diligence/Acquisition Budget:

Income	Amount	Expense	VHCB Grant Request	Applicant Match	Landowner Match	Total
VHCB Grant Request	\$ 750,000	Acquisition	\$ 673,000.00	\$ 287,000.00	\$ -	\$ 960,000.00
Town Funds*	\$ 300,000	Historic Rehab	\$ -	\$ -	\$ -	\$ -
State Funds*	\$ -	Closing Costs	\$ 48,000.00	\$ -	\$ -	\$ 48,000.00
Foundation Funds*	\$ -	Stewardship Endowment (non VHCB)	\$ -	\$ 15,000.00	\$ -	\$ 15,000.00
Federal Funds*	\$ 67,550	VHCB Stewardship Endowment (VHCB Sole-held projects only)	\$ -	\$ -	\$ -	\$ -
Local/Community Funds	\$ -	Survey	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
Bargain Sale Donation	\$ -	Baseline Documentation	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00
Easement Donation	\$ -	Fee Land Management	\$ -	\$ -	\$ -	\$ -
Landowner Funds	\$ -	Donations	\$ -	\$ -	\$ -	\$ -
Other Source* WVPD	\$ 41,000	Grantee Staff	\$ -	\$ 41,000.00	\$ -	\$ 41,000.00
Other Source*	\$ -	Appraisal	\$ 4,000.00	\$ -	\$ -	\$ 4,000.00
Other Source*	\$ -	Other Expenses**	\$ -	\$ 65,550.00	\$ -	\$ 65,550.00
Subtotal Income	\$ 1,158,550	Subtotal Expenses	\$ 750,000.00	\$ 408,550.00	\$ -	\$ 1,158,550.00
VHCB Feasibility***	\$ 4,000	VHCB Feasibility***	\$ -	\$ -	\$ -	\$ 4,000.00
Total Income (w/ Feasibility)	\$ 1,162,550.00	Total Expense (w/ Feasibility)				\$ 1,162,550.00

Sources:

- Great Lakes Fisheries Commission (in hand) for feasibility/due diligence
- Vermont Housing Conservation Board (VHCB): grant request submitted
- Burlington Conservation Legacy: grant request submitted
- WVPD staff time: supports acquisition, park planning/development, future management

Attachments:

- VHCB Grant Application
- VHCB Grant Attachments



Winooski Valley Park District

Ethan Allen Homestead

Burlington, Vermont 05408

Tel: (802) 863-5744 Email: info@wvdp.org www.WVPD.org Fax: (802) 865-0647



COVER SHEET: ATTACHMENTS TO VHC B APPLICATION FROM WVPD

1. Project Budget
2. Location Map#1
3. Location Map#2 with Proximity to Conserved Lands
4. Orthophoto Map
5. Topographic Map
6. Tax Parcel Map
7. NFI Flood Map
8. Photographs
13. Real Estate Appraisal
16. Ecological Report/WVPD Acquisition Study
24. WVPD Board of Trustees Information
25. 501c3 Determination
26. Financials
30. WVPD Bylaws
33. Form 990

Note: Due to the purchase offer still under consideration by the owner, the following documents are not included:

- Letters of Support
- Purchase and Sales/Evidence of Site Control

VHCB Conservation Project Budget
Winooski Valley Park District: Acquisition of 3181 North Avenue Burlington (Auer Family Boathouse)
Date: 04/09/26

Income		Amount	Expense				VHCB Grant Request	Applicant Match	Landowner Match	Total
VHCB Grant Request	\$	600,000	Acquisition	\$	600,000.00	\$	335,000.00	\$	-	\$ 935,000.00
Town Funds*	\$	335,000	Historic Rehab	\$	-	\$	-	\$	-	\$ -
State Funds*	\$	-	Closing Costs	\$	-	\$	5,000.00	\$	-	\$ 5,000.00
Foundation Funds*	\$	-	Stewardship Endowment (non VHCB)			\$	15,000.00	\$	-	\$ 15,000.00
Federal Funds*	\$	102,050	VHCB Stewardship Endowment (VHCB Sole-held projects only)	\$	-	\$	-	\$	-	\$ -
Local/Community Funds	\$	-	Survey	\$	-	\$	-	\$	-	\$ -
Bargain Sale Donation	\$	-	Baseline Documentation	\$	-	\$	15,000.00	\$	-	\$ 15,000.00
Easement Donation	\$	-	Fee Land Managment	\$	-	\$	-	\$	-	\$ -
Landowner Funds	\$	-	Donations	\$	-	\$	-	\$	-	\$ -
Other Source*	\$	-	Grantee Staff	\$	-	\$	20,000.00	\$	-	\$ 20,000.00
Other Source*	\$	-	Appraisal			\$	-	\$	-	\$ -
Other Source*	\$	-	Other Expenses**	\$	-	\$	47,050.00	\$	-	\$ 47,050.00
Subtotal income	\$	1,037,050	Subtotal Expenses	\$	600,000.00	\$	437,050.00	\$	-	\$ 1,037,050.00
VHCB Feasibility***	\$	4,000	VHCB Feasibility***							\$ 4,000.00
Total Income (w/ Feasibility)	\$	1,041,050.00	Total Expense (w/ Feasibility)							\$ 1,041,050.00

*Describe sources of State, Foundation, Town, Federal, and other funds if applicable
Town: Burlington Conservation Legacy Fund (competitive grant); Federal: Great Lakes Fisheries Commission (secured)

**Describe other expenses
Septic evaluation, Phase I ESA, asbestos inspection, Natural Resource Inventory, permit research/project management, real estate option, historic structure documentation

***Feasibility Match: Include applicant or landowner match for feasibility grant in columns F or G for the applicable expense

VALUES OF PROPERTY INTERESTS TO BE ACQUIRED

For Fee Simple Acquisitions:

Appraised value	\$	850,000.00
Bargain sale value (if applicable)	\$	-
FEE SIMPLE PURCHASE PRICE:	\$	850,000.00

For Easement Acquisitions:

Appraised value (unrestricted)	\$	-
Appraised restricted value	\$	-
Appraised easement value	\$	-
Bargain sale value (if applicable)	\$	-
EASEMENT PURCHASE PRICE:	\$	-

TOTAL PAID FOR ACQUISITION (fee/easement purchase price): \$ 935,000.00

Number of acres conserved by purchase (fee simple and/or easement): 2.7

Number of acres conserved by donation (fee simple and/or easement):

TOTAL ACRES CONSERVED 2.7

TOTAL PAID PER ACRE \$ 346,296.00

Total appraised fee/easement value \$ 850,000.00

Total appraised fee/easement per acre value \$ 314,814.00



SITE LOCATION AT THE CONFLUENCE OF THE WINOOSKI RIVER AND LAKE CHAMPLAIN



PROPERTY LOCATION AND PROXIMITY TO OTHER CONSERVED PROPERTIES



SITE ORTHOPHOTO

TOPOGRAPHIC MAP



W

Find Address, SPAN, Parcel ID, Town

SPAN: 114-035-10021

BURLINGTON | PARCEL

3181 NORTH AVE

A property transfer has occurred since the 2025 Grand List. Ownership and valuation data below may be outdated.

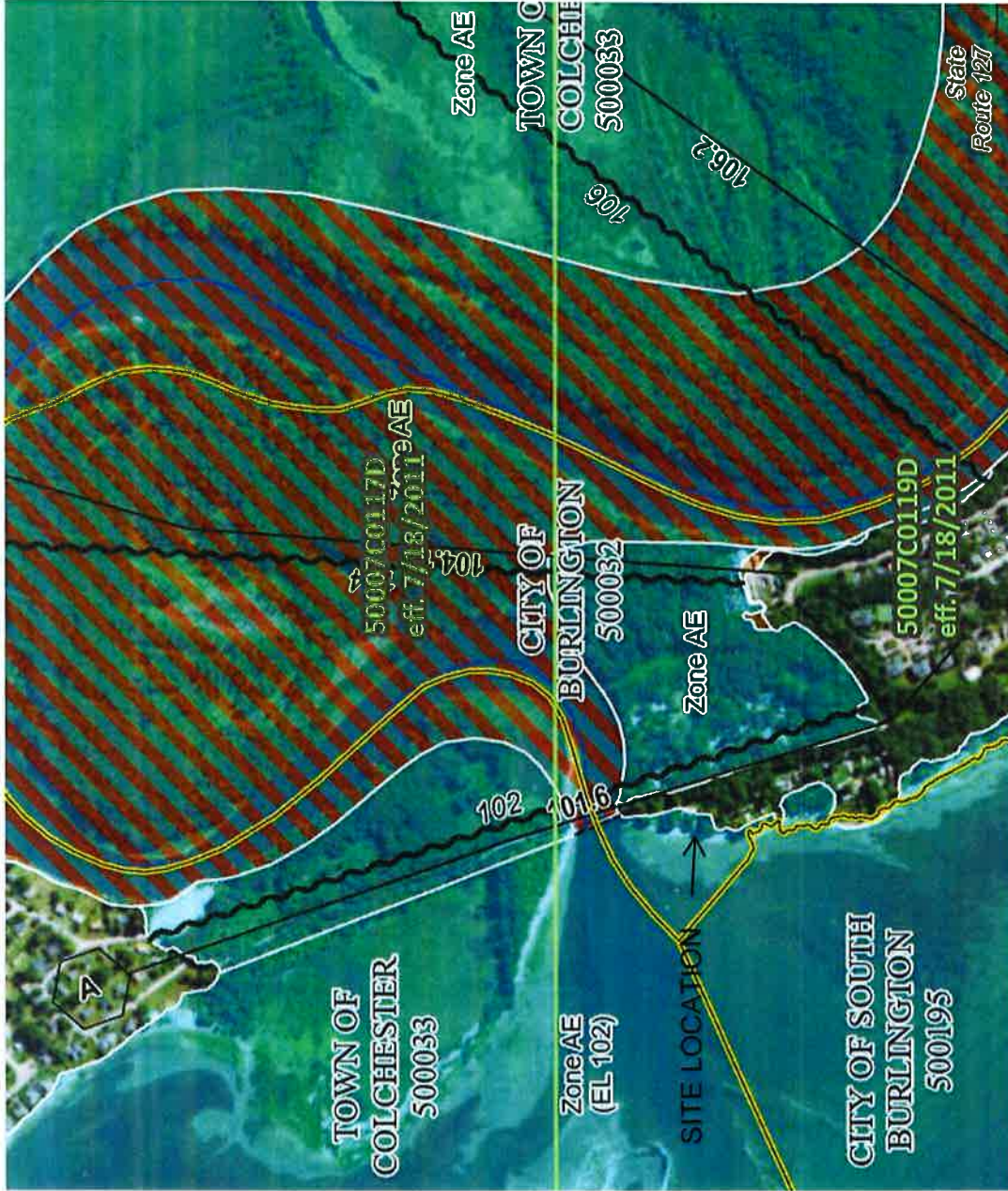
OWNERSHIP	VALUATION
HEBERT SR KENNETH A. Type: C (Grand List owner is a Corporation)	Full Value: \$461,300 Land: \$423,100 Improvements: \$38,200

2,000 ft

Chittenden County RPC, VCGI, Esri, TomTom, Garmin, SafeGraph, GeoTech... Powered by Esri

FROM STATEWIDE PARCEL FINDER

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3181 NORTH AVENUE FLOODPLAIN MAP

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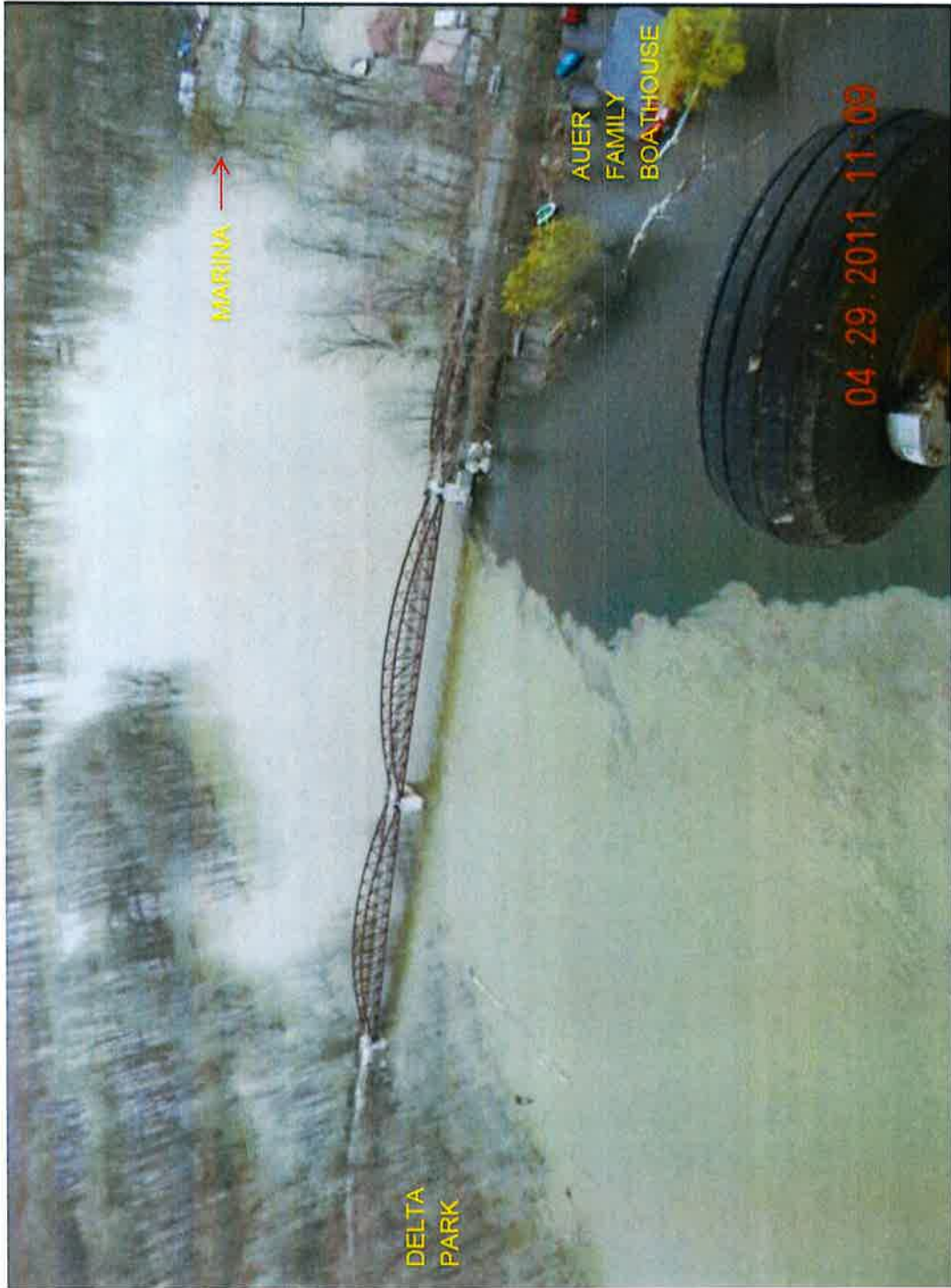


AERIAL VIEW FACING SOUTHEAST



“CHARLIES BOATHOUSE” AT 3181 NORTH AVENUE

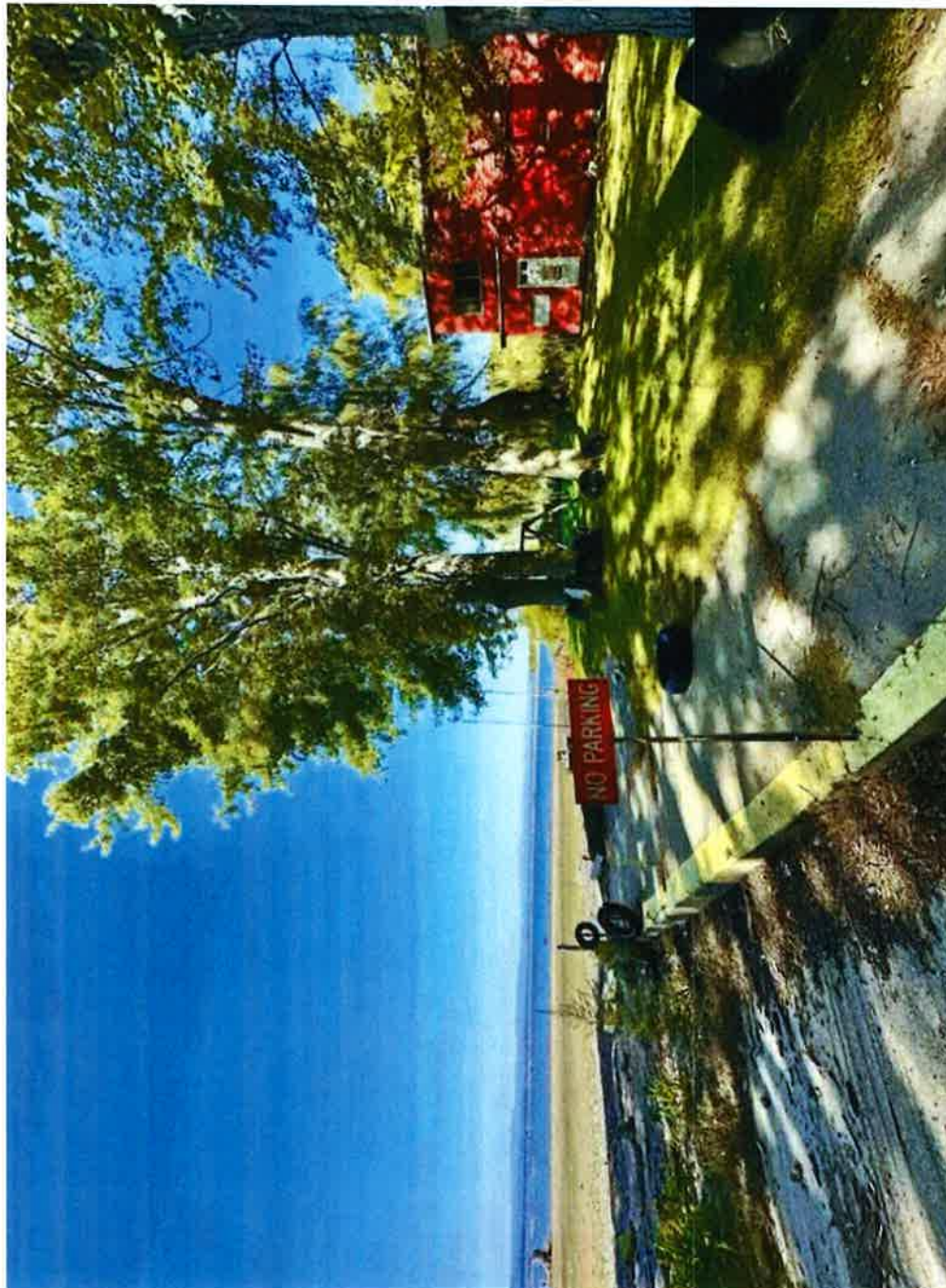
AERIAL IMAGE OF RIVERMOUTH DURING 2011 LAKE FLOOD (AUER PROPERTY BOTTOM RIGHT)





CHARLIE AUER AT THE FRONT DOOR OF THE BOATHOUSE

LOOKING NORTHWEST FROM THE SITE



**APPRAISAL REPORT
OF THE
KENNETH HEBERT, SR. PROPERTY
3177-3181 NORTH AVENUE
BURLINGTON, VERMONT**

Effective Date: February 13, 2026

By: Michael R. O'Brien, MAI
O'Brien & Kaffenberger, Inc.
26 West Allen Street
Winooski, Vermont

O'Brien & Kaffenberger, Inc.

Real Estate Analysts and Appraisers

26 West Allen Street
Winooski, VT 05404
Phone (802) 658-1053

March 27, 2026

Mr. Nick Warner
Executive Director, Winooski Valley Park District
One Ethen Allen Homestead
Burlington, Vermont 05408

Re: Kenneth Hebert, Sr. Property
3177-3181 North Avenue
Burlington, Vermont

Dear Mr. Warner:

At your request, I hereby submit an appraisal report on the market value of the Kenneth Hebert, Sr. property located at 3177-3181 North Avenue in Burlington, Vermont. An inspection of the property for the appraisal was completed on February 13, 2026, which is the effective date of the appraisal.

The purpose of this appraisal is to develop an opinion of the market value of the fee simple interest in the subject property as described herein, as of the effective date of the appraisal, according to the definition thereof stated in the report, subject to the assumptions, limitations, and certification therein.

The subject parcel contains 2.7± acres with approximately 700 feet of frontage on Lake Champlain. The parcel is accessed from a private extension of North Avenue on the west side of the Burlington Bike Path. The parcel is estimated to contain 1.6± acres that are encumbered by wetlands and/or are in the flood hazard zone including 1.3± acres located in a flood hazard area and 0.8± acre of wetlands including 0.50± acre that are also in the flood hazard area.

The subject is served by municipal water and, because municipal sewer is not available, requires on-site septic. However, the subject's soils are classified as being severely restrictive or are not rated for on-site septic. A local engineer conducted a preliminary investigation of the site's potential for developing an on-site septic system and concluded that the site could support an on-site septic system. According to their findings, given the limitations of the site, "...the only conforming place is a small area of land in the southeast portion...Based on the limited size available, it is likely that the maximum onsite wastewater capacity would be between 420 and 490 gpd. This would suffice only for reconstruction of the boathouse or construction of one single family home with 3 or 4 bedrooms." However, the engineer cautions that their opinion is based solely upon mapping and that a "...final determination of the suitability of this area would need to be made only

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O'Brien & Kaffenberger, Inc.

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after conducting test pits to examine the soil type and depth to limiting conditions. A wetland delineation would also be required to confirm suitability of this area." As stated below and within the report, because of the unknowns of the subject's suitability to support on-site septic, and based on the preliminary analysis of the engineer, the analysis contained herein has been made under the extraordinary assumption that the parcel can support an on-site septic system with a maximum capacity of 420 to 490 gallons per day (gpd), which could support a 3 to 4 bedroom single-family residence.

The value estimate rendered herein is based upon the number of assumptions and limitations as outlined within the report and addenda. Included are several extraordinary assumptions defined as "an assignment-specific assumption as of the effective date regarding uncertain information used in the analysis which, if found to be false, could alter the appraiser's opinions or conclusions." The following extraordinary assumptions have been made: 1) that the subject's land parcel contains 2.7± acres, as described within this report; 2) that the subject parcel can support an on-site septic system with a maximum capacity of 420 to 490 gallons per day (gpd); 3) that the existing building can be renovated to a single-family use, redeveloped on the existing footprint, or a new building can be developed on another area of the parcel that can meet all requirements of zoning; 4) that any new building or renovation of the existing building would require raising the building site approximately 2 to 3 feet to meet the requirements of building in the Flood Hazard zone; and 5) that the property is clean and free from any contamination, pollution, or other health/environmental hazard.

After analyzing all available information, it is this appraiser's opinion that the market value of the property under the five scenarios herein described, as of February 13, 2026, is \$850,000

Sincerely yours,



Michael R. O'Brien, MAI
Certified General Appraiser
Vermont License #80-11

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O'Brien & Kaffenberger, Inc.

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DRAFT 2
LAAMS Process for Possible Acquisition of the “Auer Family Boathouse”
3181 North Avenue Burlington



I. Prospective Parcel Submitted

Address : 3181 North Avenue Burlington VT 05408 : ‘Auer Family Boathouse’ AKA ‘Charlie’s Boathouse’

Review Purpose/Requested by: Property is now on the market, listed for \$2.5 million. Public sentiment has been strong for recreational access and conservation of the site. WVPD has been working for the past few years with other groups (LCLT, VHCB, Burlington Conservation Board) to put together an acquisition and management plan for the site.

Parcel: 2.7 acres

Title Search: Initial review - but not full Title search – did not reveal any issues

with the Title, liens or other legal impoundments. The property went through probate which was resolved in July 2025 with Ken Hebert assuming full ownership. Property is being marketed by Ken’s daughter Karen Fay who presumably has Power of Attorney for her father.

Initial Environmental Review: If WVPD gains site control, Phase I ESA will need to be conducted for the site prior to purchase. Historical review shows a site in single use (outdoor recreation) since the 1920’s, in a location having impacted by fill from railroad and bridge construction, with the placement of additional fill and barrier stone over the years. No records were found in Vermont DEC files for hazardous substances, past spills, or underground tanks. No septic system permit is filed for the property, unclear if septic tank on site, however the City’s records indicate no septic system. Note: If a septic system is abandoned for 6 months, it is considered permanently demised.



Soils: The predominant soil type is Limerick silt loam - Limerick silt loam is a poorly drained, hydric soil found in floodplains that is often saturated and can be somewhat limited for certain uses like building foundations and septic systems. It is characterized by a silt loam texture, which is a balanced mixture of sand, silt, and clay, and is derived from coarse-silty alluvium. Its properties make it suited for crops like corn and soybeans, as well as long-term hay and pasture, and wooded areas.

It's unclear if there's any soil contamination, as there has not been an opportunity for close inspection. Similarly, unclear as to presence of stored substances. There have been no formal reports to DEC regarding contamination or spills. These issues would be addressed during due diligence (Phase I ESA).

Physical conditions at the site include significant erosion of the shoreline, residual impacts from major flooding in 2011, 2023, and 2024, and the deposition of large quantities of silt from the Winooski River causing extremely shallow waters. Recent drought conditions – partially abated – resulted in a huge expanse of lake bottom exposed by the low water creating the illusion of a much larger property.



Historic Buildings There are two significant structures: the original Boathouse building constructed in 1922, and a metal "Butler Building" (circa 1960's?) that was purchased used by the family and reconstructed at the site. At a minimum, if WVPD became site owner, it would obtain resources to conduct a full Historic Building Assessment to document the Boathouse structure which is highly vulnerable to flood events and future erosion. Partnerships will be critical going forward, as the Boathouse building is deeply embedded in local history and culture, and will require proactive planning and management.

Current Owner: Ken Hebert (Karen Fay Power of Attorney) in fee simple

Deed Restrictions/Easements: No known deed restrictions or easements impact the property

Estimated Value: City Assessment: \$461,300
CLA: 81.76
Rough value: \$564,212

Abutting Landowners: Lake Champlain shoreline to the west, mouth of the Winooski River to the north, Burlington Bikepath/Mayes Landing to the east, Page McConnel's summer home to the south.



Consultation with local zoning and Public Works: After researching the Zoning Ordinance and permit history, followed up by a conversation with Scott Gustin at BTV Planning, the following factors impact developability of the parcel:

- The site is zoned Low Density Residential, a Commercial Overlay allows for business uses
- The site is currently permitted for seasonal recreational use only, and is closed in winter
- With enough resources, a buyer could obtain a zoning permit for residential construction if they can obtain a septic permit and meet flood hazard requirements in construction
- It is possible to connect with the City's sewer plant if a substation installed, and if permission gained from landowners along the access road – which is privately owned – for a pipe and substation
- The flood map being used by the City places the main Boathouse building within flood zone
- Site could continue as a seasonal recreational facility without triggering new Zoning permit requirements, but any “substantial” upgrades (defined as costing equal or more than 50% of the building's value) would open the site up for full permitting review of current uses, including any issues with traffic/parking, and storage of items at the site
- Authority under the Shoreland Protection Act is delegated to the City. It allows rebuilding of existing structures and installation of septic systems 100' or more from the high-water line.

II. Parcel Designated to Resource Category

WVPD Land Acquisition Assessment Methodology (LAAM) lists 3 tiers of parcel priority – Top Priority (Riparian Lands, Significant Natural Area, R,T and E Habitat), High Priority (Public Recreation/Education Site, Greenway, Historic/Archeological Site) and lastly Priority (Resource Land (Ag/Forest), Scenic Resource).

This site clearly satisfies the first criteria as it is on the Lake Champlain shoreline at the Winooski Rivermouth and is home/adjacent to one or several Rare, Threatened, and Endangered species. Rare Mussels have been observed nearby, as well as several rare bulrushes at the mouth of the Winooski when lake levels have been low. Spiny soft-shell turtle have been observed in the area and were historically found at the mouth of the Winooski.

The site also qualifies under Significant Communities:

Beach Area at Auer Boathouse

Natural Community: Lake Sand Beach

Heritage ID: 455441

State Rank: S2

Update date is 2025/06/14

Natural Communities found nearby that this parcel would likely start to take on characteristics of:

Natural Community: Lakeside Floodplain Forest

Heritage ID: 115821

State Rank: S3

Update date is 2025/06/14

Natural Community: Silver Maple-Sensitive Fern Floodplain Forest

Heritage ID: 226686

State Rank: S3

Update date is 2025/06/14

Under the Second Tier, it is also ranks as a High Priority site with high recreation values, adjacent to a major bike path, and as a host to an historic building constructed in 1922.

Under the Third Tier, the site rates as Priority, as it offers unmatched scenic views, directly adjacent to the Burlington Bikepath.

A review on Bio-finder and the Vermont Conservation Design Tool scores this parcel as “Highest Priority for Species and Community Scale” (dark blue in below map) and “Highest Priority in Landscape Components” (dark green in below map)



III. Category Evaluation

Uniqueness: Located at the mouth of the Winooski River, this site is entirely unique in terms of location. Acquisition could greatly assist in future efforts to improve conditions at the river mouth and prepare for public access. Since the site has been actively used and maintained as a 2-acre lawn for over a century, there are opportunities for re-naturalization that do not conflict with enabling robust public access. With significant erosion, siltation and increasingly frequent flood events, site conservation also presents an opportunity to improve shoreline management in the context of the river mouth area.

Excellence: High scores according to Vermont Conservation Design scoring rubric make this parcel stand out.

Critical for protection/enhancement of surrounding ecosystem/ vulnerability to inappropriate development: While the land has limited developability, having it protected and under control of a conservation organization such as WVPD would allow for water quality improvements and land management such as re-naturalization, shoreline mitigation, and habitat enhancement.

Parcel size adequate to protect resource: The unique location of this parcel at the southern end of the Winooski Rivermouth makes overall parcel size less relevant in terms of protecting ecological values. As a heavily utilized site in a highly vulnerable location (flooding, erosion), management could include restoration/creation of habitat, techniques to reduce erosion and increase flood resilience – all of which could have an outsized impact on the ecological health, shoreline stability, and habitat for RTE species.

IV. Ranked Parcel

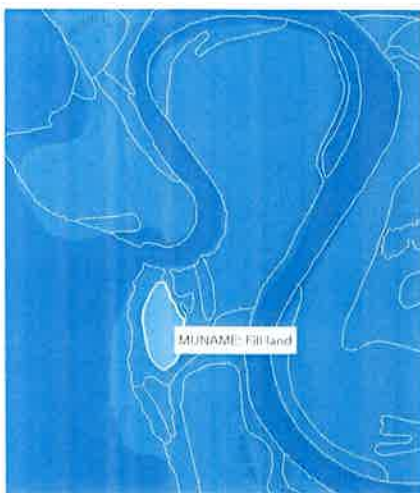
WVPD staff, despite challenges and unknowns (historic building, future vehicle access, management partners) considers this parcel to be a high priority for acquisition based on location, high potential recreational value, vulnerability to flood and erosion, and as the missing “puzzle piece” at the Winooski Rivermouth.

V. Management Evaluation

Vulnerability of site to change in use or development? While development at this site would be problematic and expensive, it could be acquired by a private party and utilized as a summer campsite/home.

Adequate protection of resource by acquisition/easement? Should the site be acquired by WVPD, a Conservation Easement would be placed on the site protecting the natural features while assuring public access.

Will resource values be retained with changing conditions? Yes, primarily due to parcel location. The site is dynamic, with flooding, lakeshore erosion, and deposition of silt creating changing site conditions over time.



Hazardous waste potential? There are no reported spills, UST's, or other issues at the site. However, the bikepath was built on an old railway bed, with potential for residual contamination from past use. Significant fill has been placed at the site over time. An Environmental Site Assessment has not yet been performed.

Management feasibility? Preliminary ideas would be to conserve this parcel for its ecological benefits and manage for public recreational use. There are several issues that would need to be addressed for WVPD to become owner/operator of the property:

- Boathouse building and other structures: these historic structures will need to be documented, and a plan for their re-use/future devised – likely in partnership with another organization;
- Site Access: the property is accessed via private residential dirt road, vehicular access to the site will likely be limited and gate retained;

- Bikepath access: there is a severe drop off between the bikepath and the site, which would require a creative fix (ramp/benched trail) to create access;
- A conservation easement would need to be developed that accommodated future changes in the site (flooding/erosion), the presence of historic buildings, and the potential for future shoreline work near the rivermouth.

Potential Recreation Values?

- Bikepath access: the east border of the site directly abuts the Burlington bikepath
- Lake and river access: great site for fishing, non-motorized boating (access TBD)
- Scenic Area: Views of Lake Champlain, birdwatching, wildlife observation
- Access to other nearby parks: Mayes Landing, Delta Park, Derway Island, Derway Cove, Delta Park
- Passive recreation: family picnic area, bikepath rest stop, canoe/kayak launch

Natural Resources?

Acquisition would:

- ensure protection and public control of the lands along both sides of the Winooski River at the mouth of the river;
- protect significant Natural communities;
- increase shoreline plantings and vegetation;
- manage NNIP on the parcel;
- improve corridor from Lake Champlain up the Winooski River;
- provide clean water benefits;
- offer the potential for education and research opportunities

VI Review by Executive Director

Funding Feasibility: High - VHCB and Burlington Conservation Legacy Fund are fully aware of this project and very supportive, as is a potential private donor.

Identified in Plan or Strategy: Per Scott Gustin at City of Burlington, this would meet the letter and intent of the City Comprehensive Plan and Open Space Plan.

Public Benefit of Project: Significant public benefits would result – free public access to the site would be created for the first time, and additional protection of the rivermouth attained.

Appropriateness for Other Group /Agency: There could be other ownership models that achieve similar results. However WVPD staff recognizes that having a single entity own/manage contiguous shoreline properties (Mayes Landing, Derway Cove, Derway Island) could have long-term benefits in terms of managing the properties for ecological health and recreation.

Local Politics: There has been clear public interest in public access to the site, coming up with a plan for the historic buildings, and improving conditions at the rivermouth. If WVPD can achieve site control, a public process (preemptively funded by VHCB) would ensure to bring the public into the project.

Cost commensurate with value: The current asking price of \$2.5 million is significantly higher than the predicted appraised value.

Degree that WVPD ownership will displace historic uses such as hunting: This acquisition would enhance – not displace – historic uses: it would create free access for fishing for the first time, and a launch access for those traveling to their duck blinds.

Impact on Housing Supply/Commercial Market: Site constraints make it extremely unlikely that year-round housing could be constructed, and shallow water/vehicle access issues make a commercial use unlikely.

LISTING DATA:

PrimeMLS

Print
11/12/2025 02:35 PM
Page 1 of 2

<p>Land 5064074 Active</p> 	<p>3181 North Avenue Burlington Unit/Lot #</p> <p>County VT-Chittenden VillDstLoc Zoning Residential-low Intensity Lot Size Acres 2.87 Lot Size Square Feet 125,017 Price Per Acre \$871,080.14 Taxes TBD No Tax Annual Amount \$12,299.00 Tax Year 2026 Waterfront Property Water View Water Body Access</p>	<p>Listed: 10/2/2025 \$2,500,000 Closed: DOM: 41 Road Frontage TBD Road Frontage Length Surveyed By ROW Parcel Access ROW Length ROW Width ROW to other Parcel Total Lots Total Leases OpenSpc %</p>	<p>Water Body Name Water Body Type Water Frontage Length Waterfront Property Rights Water Body Restrictions</p>
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← 1 of 40 →

[Property Panorama V Tour](#)

Directions

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CURRENT WVPD BOARD OF TRUSTEES (January 2026)

BURLINGTON:

Catherine Bock (retired)
173 N Prospect St B
Burlington, VT 0540
tinki.bock@gmail.com

COLCHESTER:

Susan Gilfillan, Vice Chair (retired)
134 Broadlake Road
Colchester, VT 05446
863-4531 (w)
susangilf@gmail.com

ESSEX:

Jeff Theis (HR Director Howard Family Services)
7 Saxon Hollow Dr C3
Essex, VT 05452
(802) 522-6113
jbtvermont@gmail.com

ESSEX JUNCTION:

George Tyler (retired)
cell: 802-310-8215
home: 802-878-7785

JERICO:

Sonja Schuyler, Chair (retired)
11 Fitzsimonds Rd.
Jericho, VT 05465
Home: 899-3657
sonjapeter@comcast.net

SOUTH BURLINGTON:

Larry Kupferman (retired)
47 Central Ave.
South Burlington, VT 05403
47central@comcast.net

WILLISTON:

Reid Willis (retired)
frwillis@gmail.com
90 Seth Circle, Williston, VT 05495
(610) 291-5867

WINOOSKI:

Bridget Elizabeth O'Brien (Vermont Department of Health)
72 Hickok St
Winooski, VT 05404
703-772-7053
beobrien1@gmail.com



STATE OF VERMONT
Office of Secretary of State

CERTIFICATE OF INCORPORATION

I certify that the attached is a true copy of the Articles of Incorporation of
WINOOSKI VALLEY PARK DISTRICT

filed with the Office of the Secretary of State on May 28, 19 85

The corporate existence shall begin upon the issuance of this Certificate of Incorporation, and this Certificate shall be conclusive evidence that all conditions precedent to incorporation required to be performed by the incorporators have been complied with and that the corporation has been incorporated under the Vermont Non-Profit Corporation Act (11 V.S.A. Chapter 19).

(F:Administration/WVPD policies/WVPD Formation Documents)



May 28, 1985
Date
Paul S. Gilles
Deputy Secretary of State

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WVPD 07/01/2025 - 02/28/2026 Monthly Budget Report for Board of Trustees
Fiscal Year 2026 (July 1, 2025 - June 30, 2026)

GENERAL OPERATING

Positive numbers indicate more revenue than expected.
 Negative numbers indicate revenue yet to be generated.

OPERATING INCOME	FY26 Budgeted Revenue	Jul 1 '25 - Feb 28 '26	Over (+) /Under (-) Budget	Notes
4200 General Income	3,000.00	5,400.00	2,400.00	
4300 Member Community Support	440,190.00	376,592.33	-63,597.67	
4400 Interest	200.00	126.49	-73.51	
4500 Caretaker House Rentals	19,200.00	7,150.00	-12,050.00	
4600 Facility Rentals	36,000.00	25,807.33	-10,192.67	
4700 Grant Income	8,000.00	947.73	-7,052.27	
4800 Prior Year Contract Parks Maint	6,000.00	0.00	-6,000.00	
4900 Other Operational Support	26,000.00	0.00	-26,000.00	
Total Income	538,590.00	416,023.88	-122,566.12	

OPERATING EXPENSES	FY26 Budgeted Expenses	Jul 1 '25 - Feb 28 '26	Expense Budget Remaining	Notes
7100 Salaries	346,350.00	242,828.06	103,521.94	Includes FY25 FYE bonuses (to be moved to FY25)
7200 Employee Benefits	91,735.00	53,788.80	37,946.20	
7300 Park Expenses	81,875.00	61,729.43	20,145.57	
7400 Office Expenses	17,230.00	4,603.77	12,626.23	
7500 Publicity	1,400.00	757.00	643.00	Conference Reg.
Total Expense	538,590.00	363,707.06	174,882.94	
Net General Operating	\$ -	\$ 52,316.82		

NON-OPERATING INCOME/EXPENSES (Non-Budgeted Income/Expenses)

NON-OPERATING INCOME	Jul 1 '25 - Feb 28 '26	Notes
5100 Grant Income	90,391.25	Project Specific Grants. Grants are tracked individually using a class categorization in QuickBooks
5350 Fiscal Agent - BWW 8% Income	16,289.44	Fiscal Agent agreement WVPD receives 8% of BTVMW income as administration fee
5200 Contracted Park Maintenance	3,655.03	WVPD conducts maintenance work on town-owned/non-WVPD lands for a fee on a contracted basis
Total Other Income	110,335.72	

NON-OPERATING EXPENSES

NON-OPERATING EXPENSES	Jul 1 '25 - Feb 28 '26	Notes
10100 Grant Expense	46,655.85	Project Specific Grants. Grants are tracked individually using a class categorization in QuickBooks
10200 Contracted Park Maintenance Exp	70.40	WVPD conducts maintenance work on town-owned/non-WVPD lands for a fee on a contract basis
Total Other Expense	46,726.25	

BANK ACCOUNTS & BALANCES

WVPD Bank Accounts	Bank Balances as of last reconciliation through February 28, 2026	Notes
Operating - Checking	203,164.64	General Operating account
Capital - Citizens Money Market	197,905.42	Operating Reserve
Capital - M&T Money Market	2,190.27	Operating Reserve
Security Deposits - Savings	1,818.79	For EAH Caretakers and Burlington Forest Preschool Rental Security Deposits
Total WVPD Bank Balances	405,079.12	

Fiscal Agent Bank Accounts held by WVPD	Bank Balances as of last reconciliation through February 28, 2026	Notes
Alnobaiwi GLFC Grant	172,475.64	Great Lakes Fishers Commission grants + interest - bank fees
BTV Wildways	95,777.48	BTVMW Checking

Budget summary report generated 03/06/26 by Lauren Chicote
Source document: QB 7.1.2025 - 2.28.2026 Profit and Loss Standard
 Bank accounts reconciled through February 28, 2026 (except Wildways Checking Account - did not receive bank statement for that account yet)

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**Winooski Valley Park District
Profit & Loss**

FY26: July 1 2025 through June 30 2026

	<small>Cash Basis</small> Jul 1 '25 - Feb 28 '25	FY26 Budgeted
Ordinary Income/Expense		
Income		
4000 OPERATING - INCOME		
4200 General Income	5,400.00	3,000.00
4300 Member Community Support	376,592.33	440,190.00
4400 Interest	126.49	200.00
4500 Caretaker House Rentals	7,150.00	19,200.00
4600 Facility Rentals	25,807.33	36,000.00
4700 Grant Income	947.73	8,000.00
4800 PriorYear Contracted Parks Main	0.00	6,000.00
4900 Other Operating Support	0.00	26,000.00
Total 4000 OPERATING - INCOME	416,023.88	538,590.00
Total Income	416,023.88	
Expense		
7000 OPERATING - EXPENSES		
7100 SALARIES		
7110 Payroll Fee	1,868.81	1,850.00
7120 Salaries - Year Round	159,312.00	241,500.00
7130 Salaries - Temporary	81,647.25	103,000.00
7140 FICA	315.94	--
7150 Federal Withholding	-315.94	--
7160 State Withholding	0.00	--
Total 7100 SALARIES	242,828.06	346,350.00
7200 EMPLOYEE BENEFITS		
7220 Dental Insurance	1,494.54	1,885.00
7237 457 Employer Contribution	0.00	4,750.00
7235 457 Employee Contribution	-7,546.41	--
7240 FICA & Medicare Employer	17,467.75	26,550.00
7245 VT Child Care Tax - Employer	957.65	--
7250 Workers Compensation	6,200.30	6,900.00
7260 Unemployment Insurance	2,421.00	3,900.00
7270 Health Insurance	40,831.78	42,000.00
7271 Health Ins - EE Copay	-9,823.36	--
7280 VMERS Employer Contr.	2,572.44	5,750.00
7281 VMERS Employee Cont.	-790.92	--
7290 Eye Insurance	4.03	--
Total 7200 EMPLOYEE BENEFITS	53,788.80	91,735.00
7300 PARK EXPENSES		
7310 Liability - Fire Insurance	7,815.84	14,000.00
7320 Travel & Auto	2,412.29	9,000.00
7340 Fuel, Electric, & Water	18,685.60	10,575.00
7350 Building Maintenance	10,346.82	16,250.00
7360 Snow Removal	2,647.83	2,500.00
7370 Parks Maintenance	11,388.45	20,550.00
7380 Subcontracted Services	5,700.00	6,000.00
7390 Rubbish Removal	2,732.60	3,000.00
Total 7300 PARK EXPENSES	61,729.43	81,875.00
7400 OFFICE EXPENSES		
7410 Telephone / Internet	2,419.21	3,900.00
7420 Postage	254.95	150.00
7430 Supplies	1,274.94	3,000.00
7440 Copies	314.67	300.00

7460 Membership Dues	340.00	380.00
7470 Employee Trainings	0.00	500.00
7480 Professional Services (990's)	0.00	9,000.00
Total 7400 OFFICE EXPENSES	<u>4,603.77</u>	<u>17,230.00</u>
7500 PUBLICITY		
7510 Events	0.00	100.00
7520 Printing/Advert/Exhibits	0.00	300.00
7530 Conferences/Lunches	757.00	1,000.00
Total 7500 PUBLICITY	<u>757.00</u>	<u>1,400.00</u>
Total 7000 OPERATING - EXPENSES	<u>363,707.06</u>	<u>538,590.00</u>
Total Expense	<u>363,707.06</u>	<u>538,590.00</u>
Net Ordinary Income	<u>52,316.82</u>	<u>0.00</u>
Other Income/Expense		
Other Income		
5000 · NON-OPERATING - INCOME		
5100 · Grant Income	90,391.25	
5200 Contracted Park Maintenance	3,655.03	
5300 · FA - BWW Income	73,712.00	
5325 FA - reimbursed to WVPD	47,090.17	
5350 · FA - WVPD Income 8% (BWW)	16,289.44	
5370 · FA - Alnobaiwi	0.00	
5380 · FA - EAHM	0.00	
Total 5000 · NON-OPERATING - INCOME	<u>231,137.89</u>	
Total Other Income	<u>231,137.89</u>	
Other Expense		
10000 · NON-OPERATING EXPENSES		
10100 · Grant Expense	46,655.85	
10200 · Contracted Parks Maintenance Expenses	70.40	
10500 · FA - to be reimbursed to WVPD	3,933.10	
10550 · FA - BWW Expenses	125,707.16	
10570 · FA - Alnobaiwi	95,143.25	
10580 · FA - EAHM	9,000.00	
Total 10000 · NON-OPERATING EXPENSES	<u>280,509.76</u>	
Total Other Expense	<u>280,509.76</u>	
Net Other Income	<u>-49,371.87</u>	
Net Income	<u><u>2,944.95</u></u>	

SUMMARY OF WINOOSKI VALLEY PARK DISTRICT GRANTS
FY26: July 1, 2025 - June 30, 2026

WVDP GRANTS (Grants for WVDP projects)				
WVDP OPEN GRANTS				
GRANT	Awarded Amount	Spent to Date	Received to Date	Notes/Status
LCBP Education & Outreach (2023)	\$39,700	\$10,806.62	\$700.00	Open: To update signage and maps at WVDP park kiosks
CCRPC WFNA Floodplain Reconnection (Phase 1)	\$6,981	\$6,981.00	\$6,981.00	Closed: Design phase of floodplain reconnection at WFNA
CCRPC WFNA Floodplain Reconnection (Phase 2)	\$34,496	\$16,713.51	\$16,713.51	Open: Implementation phase of floodplain reconnection at WFNA
CDBG EAH Barn Roof (2024)	\$54,800	\$54,800.00	\$54,800.00	Closed: Project complete
VHCB Feasibility Grant	\$5,000	\$7,000.00	\$5,000.00	Closed: River Road Essex Canoe Access Feasibility (Appraisal)
VHCB Technical Assistance Grant	\$8,000	\$0.00	\$0.00	Open: Strategies for Conserving Key Lake Champlain Properties
BTU Conservation Legacy Grant	\$13,000	\$2,694.00	\$13,000.00	Open: Engineering Design for Erosion Mitigation at Derway Cove/Mayes Landing
WUV Capacity (2025)	\$28,000	\$15,211.78	\$0.00	Open: To support a Master Planning process + employee trainings
Total WVDP Open Grants	\$189,977	\$114,206.91	\$97,194.51	

WVDP PENDING GRANT APPLICATIONS			
GRANT	Requested Amount	Project Description	Anticipated Notification
LCBP Public Waterfront Access Improvement	\$31,999	Restoration of canoe/kayak launch access at EAH	Awarded Oct. 2025 - awaiting approved workplan & signed contract

FISCAL AGENT OPEN GRANTS (Grants held/managed by WVDP as Fiscal Agent)				
GRANT	Awarded Amount	Fiscal Agent For	Admin \$ to WVDP	Grant Project/Notes
Urban & Community Forestry Grant (2024)	\$50,000	BTV Wildways	\$4,000	Open: Nature Based Climate Solutions School Program
LCBP Education & Outreach (2024)	\$30,000	BTV Wildways	\$2,400	Open: Nature Based Climate Solutions School Program expansion
BTU Conservation Legacy Grant (2025)	\$34,000	BTV Wildways	\$0	Open: General Wildways Program Support: Trail Stewards, Grow Wild, Admin
VCF Environmental Justice	\$10,000	BTV Wildways	\$800	Open: Nature Based Climate Solutions School Program - supplies
LCBP Healthy Ecosystems (2025)	\$72,050	BTV Wildways	\$5,240	Open: Habitat restoration & native plant
One Hive (2025)	\$144,000	BTV Wildways	\$11,520	Open: \$75K/yr. for two years to support NBCS school program & Wildways Staff
GLFC	\$250,000	Alnobiawi	\$0	Open: Abanaki Cultural Heritage Support
CVNHP/GLFC/LCBP	\$9,000	Alnobiawi	\$900	Open: Funding being administered by WVDP to Alnobiawi through GLFC
CVNHP/GLFC/LCBP	\$31,500	EAHM	\$3,150	Open: Funding for four projects being administered by WVDP to EAHM through GLFC
Total Fiscal Agent Open Grants	\$630,550		\$28,010	

TOTAL GRANTS - Under WVDP Management \$820,527

- List of Acronyms
 BTV - Burlington
 CDBG - Community Development Block Grant
 CEDO - Community Economic Development Office (City of Burlington)
 CVNHP - Champlain Natural Heritage Partnership
 EAHM - Ethan Allen Homestead Museum
 GLFC - Great Lakes Fisheries Commission
 LCBP - Lake Champlain Basin Program
 RTP - Recreation Trails Program
 VCF - Vermont Community Foundation
 VOREC - Vermont Outdoor Recreation Economy Collaborative
 WFNA - Wolcott Family Natural Area

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BY-LAWS OF
WINOOSKI VALLEY PARK DISTRICT

ARTICLE 1 – THE DISTRICT

Section 1. Seal of the District. The seal of the District shall be in the form of a circle and shall bear the name of the District and the year of its organization

Section 2. Office of the District. The office of the District shall be located within one of the member municipalities, and shall be designated and may from time to time be changed by resolution adopted at any regular or special meeting of the Board of Trustees.

ARTICLE II – OFFICERS

Section 1. Officers. The officers of the District shall be a Chairman, Vice-Chairman, Treasurer, and Secretary, and Executive Director if appointed by the Board of Trustees.

Section 2. Chairman. The Chairman shall preside at all meetings of the District. Except as otherwise authorized by resolution of the District, the chairman shall sign all contracts, deeds and other instruments made by the District. At each meeting, the Chairman shall submit such recommendations and information as he may consider proper concerning the business, affairs and policies of the District.

Section 3. Vice-Chairman. The Vice-Chairman shall perform the duties of the Chairman in the absence or incapacity of the Chairman; and in case of the resignation or death of the Chairman, the Vice-Chairman shall perform such duties as are imposed on the Chairman until such time as the District shall select a new Chairman.

Section 4. Treasurer. The Treasurer shall have the custody of all funds, property, and securities of the District, subject to such regulations as may be imposed by the Board of Trustees. He may be required to give bond for the faithful performance of his duties, in such sum and with such sureties as the Board of Trustees may require. When necessary or proper he may endorse on behalf of the District for collection checks, notes and other obligations, and shall deposit the same to the credit of the Corporation at such bank or banks or depository as the Board of Trustees may designate. He shall sign all receipts and vouchers, and, together with such other officer or officers, if any, as shall be designated by the Board of Trustees, he shall sign all checks of the District and all bills of exchange and promissory notes issued by the District, except in cases where the signing and execution thereof shall be expressly designated by the Board of Trustees or by these By-laws to some other officer or agent of the District. He shall make such payments as may be necessary or proper to be made on behalf of the District. He shall enter regularly on the books of the District, to be kept by him for the purpose, full and accurate account of all moneys and obligations received and paid or incurred by him for or on account of the District, and shall exhibit such books at all reasonable times and places to any trustee or member on application at the offices of the District. He shall, in general, perform all the duties incident to the office of the Treasurer, subject to the control of the Board of Trustees.

Section 5. Secretary. The Secretary shall keep the records of the District, shall act as secretary of the meetings of the District and record all votes, and shall keep a record of the proceedings of the District in a journal of proceedings to be kept for such purpose, and shall perform all duties incident to his office. He shall keep in safe custody the seal of the District and shall have power to affix such seal to all contracts and instruments authorized to be executed by the District.

Section 6. Additional Duties. The officers of the District shall perform such other duties and functions as may from time to time be required by the District or the by-laws or rules and regulations of the District.

Section 7. Election of Officers. The above officers shall be elected at the annual meeting of the District from among the members of the Board of Trustees, and shall hold office for one year or until their successors are elected and qualified.

Section 8. Vacancies. Should any of the above offices become vacant, the District shall elect a successor at the next regular meeting of the Board of Trustees, and such election shall be for the unexpired term of said office.

Section 9. Additional Personnel. The District may from time to time, through its Board of Trustees, employ such personnel as it deems necessary to exercise its powers, duties, and functions as prescribed by the agreement of the member towns establishing the District or all other laws of the State of Vermont applicable hereto. Their selection and compensation shall be determined by the Board of Trustees.

ARTICLE III – MEETINGS

Section 1. Annual Meeting. The annual meeting of the Board of Trustees shall be held at the office of the District (or at such other place as may be designated by the Chairman) on the 2nd Tuesday of May in each year. In the event that for any reason the annual meeting is not held on the above date, the Chairman may designate another date for the holding of the annual meeting by notice in accordance with the provisions for the calling of any special meetings as hereinafter provided.

At the annual meeting, the officers for the ensuing year shall be selected, the Chairman or other officers shall submit their annual reports, and any other business proper to come before said meeting shall be conducted.

Section 2. Regular Meetings. Regular meetings of the Board of Trustees shall be held without notice at least once in each calendar month from the transaction of the business of the District. The date and time of said regular meetings shall be fixed, and be subsequently changed, by resolution of the Board at any regular or special meeting, and shall be held at the office of the District unless otherwise designated by resolution.

Section 3. Special Meetings. The Chairman of the District may, when he deems it expedient, and shall, upon the written request of two members of the Board of Trustees, call a special meeting of the Board for the purpose of transacting any business designated in the call. The call for a special meeting shall be delivered to each member of the Board or may be mailed to such member at least two days prior to the

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date of such special meeting. However, if all of the members of the Board are present at a special meeting and waive notice thereof, any and all business may be transacted at such special meeting.

Section 4. Quorum. A majority of the existing members of the Board of Trustees shall constitute a quorum, for the purpose of conducting the business of the District and for all other purposes, but a smaller number may adjourn from time to time until a quorum is obtained. When a quorum is in attendance, action may be taken upon a vote of the majority of the members of the Board of Trustees, unless otherwise designated by law or by the agreement establishing the District.

ARTICLE IV – AMENDMENTS

These by-laws may be amended at any regular or special meeting of the Board of Trustees, by affirmative vote of a majority of its members, provided that a text of the proposed amendment is delivered or mailed to each of the members of the Board of Trustees at least seven days before the date of the meeting.

Approved by the Board of Trustees on August 2, 1972.

EXTENDED TO MAY 15, 2025

Form 990

Return of Organization Exempt From Income Tax

OMB No. 1545-0047

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

2023

Do not enter social security numbers on this form as it may be made public.

Open to Public Inspection

Department of the Treasury Internal Revenue Service

Go to www.irs.gov/Form990 for instructions and the latest information.

A For the 2023 calendar year, or tax year beginning JUL 1, 2023 and ending JUN 30, 2024

B Check if applicable: C Name of organization: WINOOSKI VALLEY PARK DISTRICT D Employer identification number: E Telephone number: 802-863-5744 G Gross receipts \$: 490,289. H(a) Is this a group return for subordinates? H(b) Are all subordinates included? I Tax-exempt status: X 501(c)(3) J Website: WWW.WVPD.ORG K Form of organization: X Corporation L Year of formation: 1972 M State of legal domicile: VT

Part I Summary

1 Briefly describe the organization's mission or most significant activities: THE WINOOSKI VALLEY PARK DISTRICT'S MISSION IS TO PLAN, ACQUIRE, AND MANAGE LANDS AND WATERS 2 Check this box if the organization discontinued its operations or disposed of more than 25% of its net assets. 3 Number of voting members of the governing body (Part VI, line 1a) 3 8 4 Number of independent voting members of the governing body (Part VI, line 1b) 4 8 5 Total number of individuals employed in calendar year 2023 (Part V, line 2a) 5 9 6 Total number of volunteers (estimate if necessary) 6 320 7a Total unrelated business revenue from Part VIII, column (C), line 12 7a 0. 7b Net unrelated business taxable income from Form 990-T, Part I, line 11 7b 0.

Table with columns: Revenue, Expenses, Net Assets or Fund Balances. Rows 8-22 showing financial data for Prior Year and Current Year.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here: Signature of officer NICK WARNER, EXECUTIVE DIRECTOR Date: Preparer: TODD J. BURGESS, CPA Preparer's signature: TODD J. BURGESS, CPA Date: Check if self-employed: PTIN: P00178928 Firm's name: A.M. PEISCH & COMPANY, LLP Firm's EIN: Firm's address: 401 WATER TOWER CIRCLE STE 302 COLCHESTER, VT 05446-1914 Phone no. 802-654-7255

May the IRS discuss this return with the preparer shown above? See instructions X Yes No

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Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III []

1 Briefly describe the organization's mission: SEE SCHEDULE O

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? [] Yes [X] No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? [] Yes [X] No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses \$ 271,920. including grants of \$) (Revenue \$ 13,794.) WINOOSKI VALLEY PARK DISTRICT OWNS AND MANAGES 18 NATURAL AREAS FOR USE AS "OUTDOOR CLASSROOMS" BY LOCAL SCHOOLS AND TO BE ENJOYED BY THE GENERAL PUBLIC. THE PURPOSES OF THE NATURAL AREAS ARE FOR CONSERVATION, PASSIVE RECREATION AND OUTDOOR EDUCATION. APPROXIMATELY 128,870 PEOPLE ACCESSED THE NATURAL AREAS IN FY 2024 AND DIRECT SERVICES WERE PROVIDED TO 34 ORGANIZATIONS.

4b (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4c (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4d Other program services (Describe on Schedule O.)

(Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses 271,920.