



## FY 2020 Recommended Budget Budget Question

Board Question #: 10

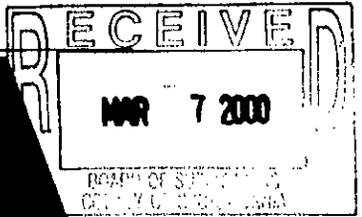
**BUDGET QUESTION:** What are the specifics of the YMCA land deal with the County?

**RESPONDING DEPARTMENT/OFFICE:** County Administration/Parks & Recreation

**RESPONSE:** The County entered into a Memorandum of Understanding (MOU) in March 2000 with the YMCA. Based on the MOU, the County agreed to transfer in fee simple a portion of County-owned property known as the Rawlings Tract. Based on information provided in the County's GIS database, in June 2001, the County transferred 20.17 acres in fee simple to the YMCA. There does not appear to be any reversion clause in the MOU which also states that the YMCA "retains sole authority over any structural renovation, alteration or any other change to the appearance or use of the Spotsylvania YMCA".

It should be noted that a full review of County land records was not performed as part of this response. The answer above is based on the language of the signed MOU and the County's publically-available GIS database assessment information. Attached is the current GIS database assessment information and a copy of the executed MOU.

**ESTIMATE OF STAFF TIME SPENT ON RESPONSE:** 30 minutes



Bernard C. Reiley  
Executive Director

212 BUTLER ROAD FALMOUTH VIRGINIA 22405 (540) 371-YMCA

*Phyl*  
*Ab. send a copy of this*  
*to Barney - File original*  
*shots.*

March 6, 2000  
To: Spotsylvania County  
P.O. Box 99  
Spotsylvania, VA 22553  
Re: Memorandum of Understanding

Dear Sir,

Enclosed please find a copy of the Memorandum of Understanding for your review.  
Thank you.  
I am,

Sincerely,

Bernard C. Reiley  
Executive Director

# County of Spotsylvania

Founded 1721



*Board of Supervisors*

RONNIE B. ACORS  
MARY LEE CARTER  
BILL JONES  
JERRY I. LOGAN  
EMMITT B. MARSHALL  
BENJAMIN T. PITTS  
RICK WOMBLE

*County Administrator*

L. KIMBALL PAYNE, III

P.O. BOX 99  
SPOTSYLVANIA, VIRGINIA 22553

Voice: (540) 582-7010  
Fax: (540) 582-9308

**Service, Integrity, Pride**

March 9, 2000

Mr. Bernard C. Reiley  
Executive Director  
Rappahannock Area YMCA  
212 Butler Road  
Falmouth, Virginia 22405

Dear Mr. Reiley:

Please find enclosed a fully executed copy of the Memorandum of Understanding for your files.

If we can assist you further, please let us know.

Sincerely,

Phyllis A. Brice  
Administrative Assistant

\pb  
Attachment

C:\My Documents\MISC\CONTRACT\Letters\YMCA MOU\Letter to Bernard Reiley.03.09.00.doc

**MEMORANDUM OF UNDERSTANDING****BY AND BETWEEN****SPOTSYLVANIA COUNTY (COUNTY)****AND****RAPPAHANNOCK AREA YMCA (YMCA)****REGARDING THE CREATION AND ON-GOING OPERATION OF A COMMUNITY-BASED  
MULTIPURPOSE RECREATION FACILITY AND PROGRAMS****PURPOSE:**

The Memorandum of Understanding between the County and the YMCA is intended to declare the mutual interests and intentions of the aforementioned parties in support of a community-based multi-purpose recreation facility and programs known, for the purposes of this memorandum only, as the "Spotsylvania YMCA". Specifically, the County is interested in improving public health, wellbeing and overall quality of life by providing to the YMCA material support for the construction and operation of a recreation facility and programs that are physically and economically accessible to all segments of the community. Likewise, the YMCA is interested in improving public health, wellbeing and overall quality of life by constructing and operating a recreational facility and programs that are physically and economically accessible to all segments of the community. Whereas these interests are in many respects complimentary, the parties expect mutual benefit from the relationship derived from this Memorandum, understanding that this memorandum serves as the basis for further discussion and is not intended to be legally binding upon either party.

**RECITALS:****RAPPAHANNOCK AREA YMCA (YMCA)**

The YMCA understands and agrees that its participation with the County in a public-private partnership arrangement for the purpose of constructing and operating a recreation facility and programs serves the interests of the YMCA and is consistent with its mission.

The YMCA is dedicated to improving the quality of life of the citizens of Spotsylvania County and Planning District 16 through programs that build a healthy body, mind, and spirit.

The YMCA understands and agrees that the new Spotsylvania YMCA will operate independently, and that it will be a division (branch) of the Rappahannock Area YMCA.

The YMCA agrees that it is responsible for the overall operation of the organization, the total administration of the organization, and the maintenance of the YMCA building(s) and the YMCA-owned grounds and equipment. Furthermore, the YMCA is responsible for all operational expenses incurred by the conduct of its business.

The YMCA agrees to work closely with County officials, including the Department of Parks and Recreation and the County Administrator's Office, in developing site plans for all phases of the project.

The YMCA retains sole authority over any structural renovation, alteration or any other change to the appearance or use of the Spotsylvania YMCA.

**SPOTSYLVANIA COUNTY (the County)**

The County understands that the YMCA is a private, non-profit 501(c)(3) corporation.

The County understands and agrees that its participation with the YMCA in a public-private partnership arrangement for the purpose of constructing and operating a recreation facility and programs serves the interests of the County.

The County understands and agrees that the Spotsylvania YMCA will be governed by the Board of Directors of the Rappahannock Area YMCA.

The County understands and agrees that its intent is to donate in fee simple to the YMCA a portion of the parcel of land known as the Rawlings Tract for the Spotsylvania YMCA. It is understood further that such donation of land will be of sufficient size and character to accommodate the present and anticipated future needs of the Spotsylvania YMCA.

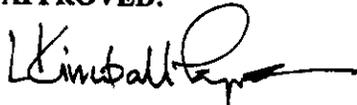
The County agrees to include the Spotsylvania YMCA in the Master Plan for the development of the Rawlings Tract.

The County understands and agrees that it is the intent of the Spotsylvania YMCA to collaborate with the Spotsylvania County Department of Parks and Recreation for the utilization of play fields and any other aspect of the district park to be developed at the Rawlings Tract. Specifically, the County understands that the YMCA is not interested in constructing and maintaining ball fields for its own use.

The County understands that the YMCA may wish to seek tax exempt financing through the Spotsylvania County Industrial Development Authority. In such case, the County agrees to look favorably upon the opportunity to assign its Moral Obligation to the financing as a means to further reduce the cost of the project, and otherwise cooperate in assisting the YMCA to secure the necessary funding for the project.

The County agrees to seek other opportunities to provide support for this YMCA project in Spotsylvania County at County expense. Such support may include but may not necessarily be limited to 1) the extension of water and sewer to the Rawlings Tract in conjunction with the development of that site as a district park; 2) the construction of roads, parking lots, or other improvements to the Rawlings Tract in conjunction with the development of that site as a district park; 3) expedited site plan and building permit review and approval and waiver of fees; 4) deferral and/or reimbursement of any water and sewer connection fees until occupancy of the facility.

**APPROVED:**



L. Kimball Payne, III  
Spotsylvania County Administrator

Date: 3/8/2000

**APPROVED:**



President, Board of Directors  
Rappahannock Area YMCA

Date: 3/2/00

# Spotsylvania, Virginia

Parcel ID Number (PIN):	Property Address:	Owner:	Billing Address:
49-A-19G	5700 Smith Station RD Fredericksburg, VA	Rappahannock Area YMCA Inc No Data	212 Butler RD FREDERICKSBURG, VA 22405

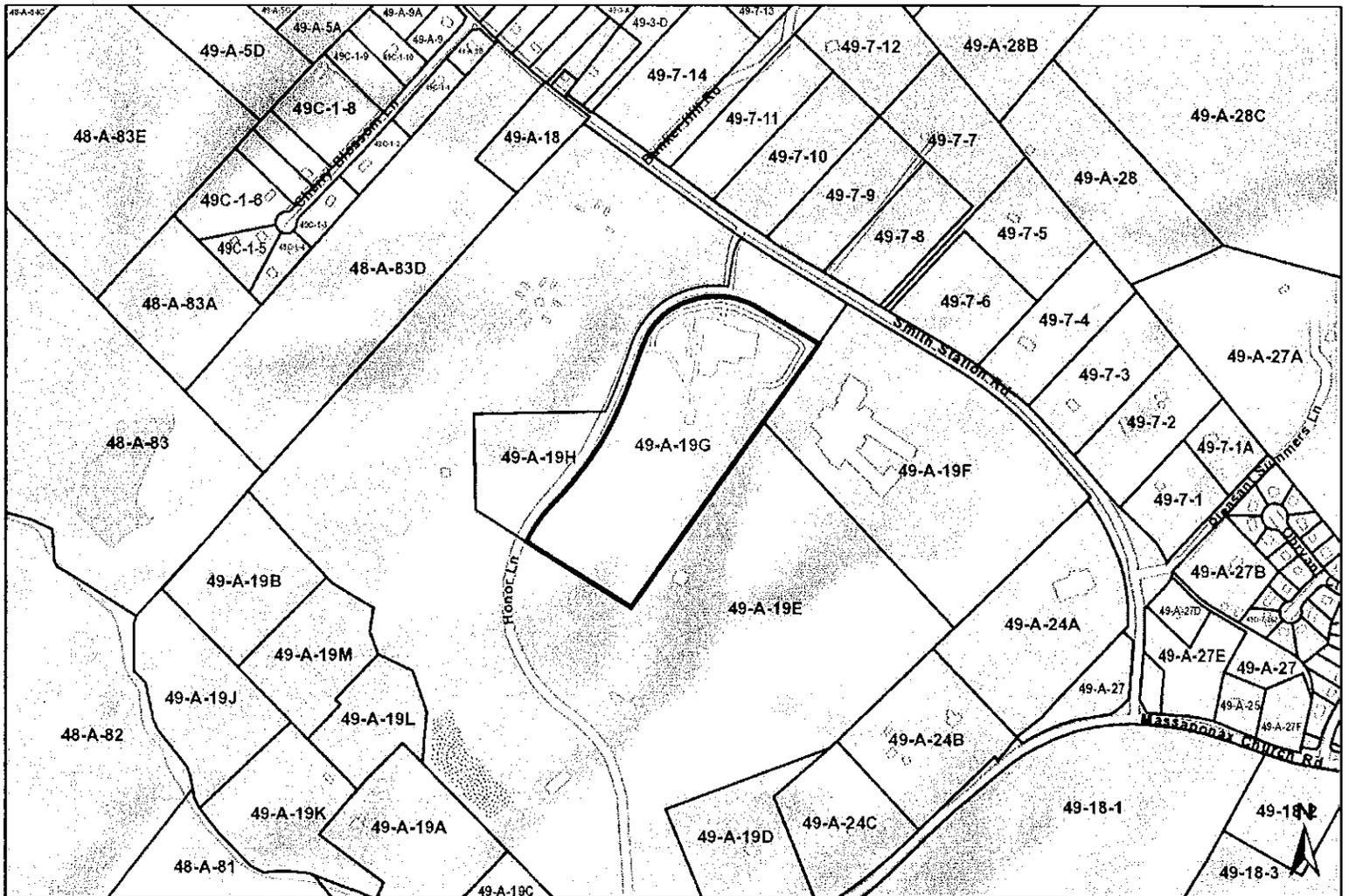
General Information		Voting District Information	
Subdivision:	-	Voting:	Berkeley
Legal Description 1:	Smith Sta Rd Dist Park	Precinct:	TRAVELERS REST
Legal Description 2:	Parcel A	State House:	54
Legal Land Area:	20.17	State Senate:	17
		Congressional:	07
		Polling Place:	JOHN J WRIGHT EDUCATIONAL & CULTURAL CENTER
		Polling Address:	7565 COURTHOUSE ROAD
<p>This information listed above is based upon the location of the selected parcel in relation to the voting districts and is provided for general information purposes only. Since voting districts generally do not follow neatly along property lines, you can verify your voting location by using the map. Any specific questions about where you vote should be directed to the Spotsylvania County Voter Registrar's Office at (540) 507-7380.</p>			

Census		School Information	
Magisterial:	COURTLAND DISTRICT	Elementary School:	Parkside Elementary
Census Block:	2010	Middle School:	Spotsylvania Middle
Census Tract:	203.10	High School:	Courtland High
TAZ:	3640	<p>School information is based upon the location of the selected parcel in relation to the school districts and is provided for general information purposes only. Please verify with the Spotsylvania County School Administration Office's Bus Stop Information Website.</p>	
First Due:	1		

Land Development		Environmental Constraints	
Zoning:	RU	Resource Protection Area (RPA):	N
AgForestral District:	N	FEMA 100 Year Flood Plain:	N
Airport Protection Overlay District:	N	Watershed:	E20,F15
Historic Overlay District:	N	SubWatershed:	YO38
Highway Corridor Overlay District:	N	<p>This information found here is provided for general reference purposes only and does not constitute an actual flood plain or RPA determination. This information is based upon the location of the selected parcels in relation to the FEMA 100 year Flood Plain or the Spotsylvania County's Resources Protection Area (RPA). Please contact a licensed professional engineer or surveyor for determination of how your property is affected by the Flood Plain or RPA.</p>	
Reservoir Protection Overlay District:	N		
River Protection Overlay District:	N		
<p>Information found here is provided for general reference purposes and does not constitute a written zoning determination. Please contact Zoning Office at (540)507-7222 for official zoning determinations.</p>			

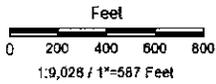
Assessment(2018)		Assessment Information
Building Assessment:	\$4,957,400	<p>Assessment Information is provided for general information purpose only. Please verify with Spotsylvania County Commissioner of Revenue Assessments Office <a href="http://www.spotsylvania.va.us/cor/realstate/assessmentsearch">http://www.spotsylvania.va.us/cor/realstate/assessmentsearch</a></p>
Land Assessment:	\$376,200	
Year Built:	2003	
Sq Footage:	49,746	
Transfer Date:	06/06/2001	
Instrument Number:	No Data	
Book Number:	1965	
Page:	549	

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as the County of Spotsylvania expressly disclaims any liability for loss or damage arising from the use of said information by any third party.



**Title: Parcel View**

**Date: 2/19/2019**



*DISCLAIMER: The geographic data you are about to access are electronic public records as defined by the Code of Virginia, 1950, Section 2.2-3704. This information is made available as a public service. Spotsylvania County assumes no responsibility for any action or actions taken by users of this information. Spotsylvania County shall not be liable to the user or to any other person for the use or misuse of this data. This information is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination. If you believe any data provided is inaccurate, please inform the GIS Division by e-mail at [gis@spotsylvania.va.us](mailto:gis@spotsylvania.va.us)*

