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Findings Report

Subcommittee Reviewing the
Long-Term Planning for North Highland Park

Investment in Long-Term Green Space for Virginia-Highland

Prepared for the Board of Directors of the Virginia-Highland Civic Association

Submitted by the Subcommittee Chair
July 28, 2026

Contents

Executive Summary

North Highland Park is a small, cherished pocket of green space at the corner of North Highland Avenue and St. Charles Place. It was purchased by the VHCA originally to retain green space for the neighbors versus having commercial or residential development. It is the only park the Virginia-Highland Civic Association owns outright, and the VHCA has carried the full cost of its insurance, maintenance, and liability since 2008.

In the fall of 2025, the VHCA convened a subcommittee of VHCA members and Atkins Park neighbors to review the park's long-term future in an open, deliberate, and factual way. The group met four times, surveyed the community, and gathered background on the park's history, finances, and operating challenges.

The subcommittee believes the original $800K purchase should be understood as the cost of preserving green space for the neighborhood, not as the acquisition of a financial asset.

The subcommittee did not settle on a single recommendation. Instead, it offers the Board of Directors a balanced picture of the park's story, the genuine considerations on both sides of the ownership question, and a set of options to weigh and vote upon. Two options are presented: (1) to retain the park in its current structure, owned and managed by the VHCA, with a strengthened stewardship and funding model; or (2) to gift the park to the City of Atlanta Department of Parks and Recreation to secure the park as permanent, public green space. Each path carries real advantages and real trade-offs, and this report aims to present both fairly so the Board can decide with a complete and objective view of the facts.

> **Park Value of $100 per Fulton County Board of Assessors**
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> On the Fulton County Board of Assessors 2026 Notice of Assessment, the assessed value of North Highland Park is **$100**.
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> *The park was purchased in 2008 for roughly $800,000, yet the tax rolls at a nominal value—a reflection of its standing as protected, public-serving green space rather than a marketable asset. For VHCA, the park has never been a financial holding to be bought or sold; it has always been about green space for the community.*

The Virginia-Highland Civic Association

The Virginia-Highland Civic Association is a volunteer-led, non-profit organization that advocates for the neighborhood, builds community, and helps care for the neighborhood's shared spaces. Much of that work happens in partnership with neighbors and with allied groups such as Virginia Highland District and the Atkins Park Neighborhood Association, whose members have generously supported work days and improvements at North Highland Park.

Parks Committee

Through its Parks Committee, a group of passionate volunteers, the VHCA helps oversee the maintenance and upkeep of four neighborhood parks: John Howell Park, Orme Park, the Virginia-Highland Triangle Park, and North Highland Park. Three of these are owned by the City of Atlanta, whose Department of Parks and Recreation provides their basic maintenance. North Highland Park is the exception: it is the only park VHCA owns, which means VHCA alone carries its insurance, upkeep, and liability.

Positive Impact of Engaged Neighbors

Every nice park in the city exists because of its local neighbors. We witness this in Virginia-Highland and the Parks Department sees this across the city. Led by the Parks Committee Chair, each park leads monthly clean-up, trimmings and mulching with local neighbors that want to pitch in.

A Note on Non-Profit Fundraising Structure

To date, Atkins Park neighbors have actively supported work days in the park, but the local leadership needed to launch a fundraising effort, similar to Friends of John Howell Park LLC or Friends of Orme Park, has not yet emerged. Because the park is private property, it would not be able to follow a similar structure through Park Pride for the “Friends of Park” program. If it was not private property, such a group—modeled on the Friends of Orme Park and dozens of similar groups across Atlanta—would give the park a dedicated, tax-exempt vehicle for raising and holding funds, in addition to VHCA.

Figure 1. Of the four parks VHCA helps steward, only North Highland Park is VHCA-owned.

The Subcommittee

The subcommittee brought together Association members and neighbors from Atkins Park and the wider Virginia-Highland community. Its work was collaborative and transparent from the outset, with every voice invited to the table.

Subcommittee Members

Virginia-Highland Civic Association	Atkins Park Neighborhood Association & Other VAHI Neighbors
Kevin Cronin (Chair)	Simone Collins
Miguel Barrios	Mark Nevitt (withdrew due to conflicts)
Rob Glancey	Stephanie Coffin (withdrew after 2 meetings)
Karri Hobson-Pape	Paul Burks
Adam Faust (resigned due to move)	Jennifer Harper
	Victoria Walsh

Subcommittee Process

- North Highland Park long-term planning initiative announced at September 2025 Annual VHCA Townhall meeting.
- The subcommittee held **four formal virtual meetings**, beginning October 20, 2025.
- Conducted a **community-wide survey** of park users and neighbors. (213 respondents)
- Gathered background on the park's history, finances, insurance, and day-to-day operating challenges.
- Shared results of community-wide survey with subcommittee, then VHCA and community at public board meeting.
- Standing agenda topic for public VHCA meetings October 2025 - June 2026.
- Explored a full range of options to retain the green space—from strengthening private ownership, partnering financially with APNA and VHD, to transferring or gifting the park—drawing on the experience of comparable parks across Atlanta.

Survey Results

The community survey drew **213 respondents**—an excellent response rate that gave the subcommittee a strong, representative read on how neighbors value and use the park. Nearly all respondents live in the 30306 zip code.

How Neighbors Value and Use the Park

- Neighbors clearly cherish the park. **Small community gatherings and events** were the most common use (100 respondents), followed by walking and relaxing outdoors, dog walking, and enjoying the rain garden.
- The park is broadly seen as safe: the average safety rating was **3.7 out of 5**, though about one in six respondents rated safety at 2 or below, most often citing a desire for better lighting.
- There is a strong appetite for more activity. **164 of 213 respondents (77%)** said they would support structured activities such as fitness classes or children's programs if proper insurance were in place.

- The improvements neighbors most want are lighting, landscaping and lawn care, seating, and more community programming.
- Continued Association ownership is not a strong priority for most neighbors. Asked how important it is that the park remain under Virginia-Highland Civic Association ownership, only **64 of 213 respondents (30%) said it was very important**. Another **67 (31%) said it was somewhat important**, **50 (23%) said it was not important**, and 29 (14%) expressed no opinion. Fewer than one in three neighbors regard Association ownership itself as essential.

Views on the Park's Future

When this subcommittee began (October 2025), the VHCA was in a very challenging financial situation. The survey asked how neighbors would want VHCA to proceed if continued ownership became financially unsustainable. Views were genuinely mixed, but the single most-supported path was to gift the park to the City of Atlanta.

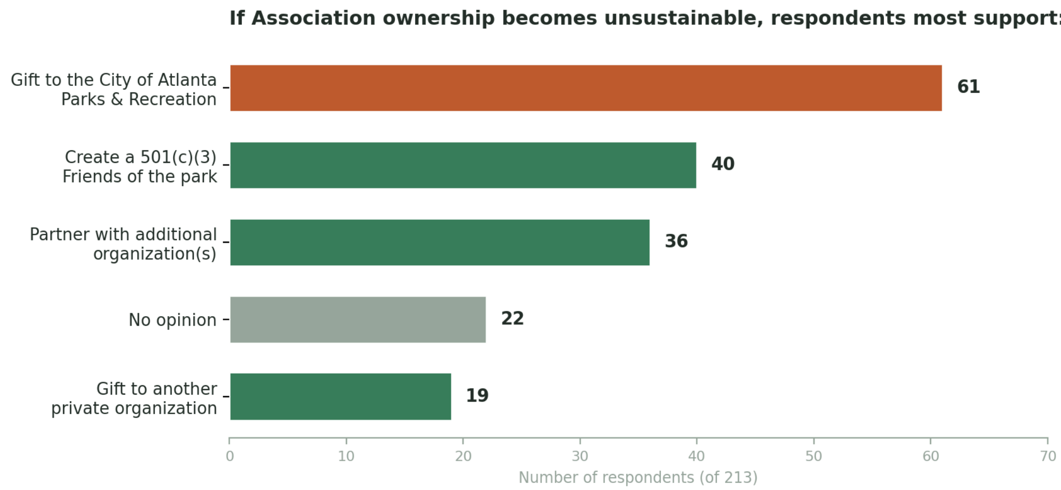

Figure 2. Preferred path if Association ownership becomes unsustainable (respondents could select one).

Gifting the park to the City drew the most support of any single option. When combined with the many open-ended comments emphasizing that the park must remain public green space "forever," the results show a community whose deepest priority is permanent preservation—precisely what City ownership is designed to guarantee. A meaningful share of respondents preferred a Friends-of-the-park model or a partnership; a smaller number felt more information or time was needed before deciding.

> On funding, **175 of 213 respondents** said they would "possibly" or "definitely" support an annual donation toward park costs—encouraging, but a level of voluntary giving that has historically proven difficult to sustain year over year without dedicated leadership.

The Story of North Highland Park

North Highland Park sits on the former site of the Highland Branch of the Atlanta Public Library. Built in 1952 on what had been two residential lots and expanded in 1976, the Highland Branch served the neighborhood for decades as both a library and a gathering place, hosting community programs and meetings and even serving as a polling place.

After the branch was demolished in 1990, the corner sat vacant—passing through several private owners as two empty lots—until 2008, when neighbors recognized an opportunity to preserve it as permanent green space rather than see it become another private development site. It was zoned as R4 for residential use.

At the time, the City of Atlanta was not in a position to take a parcel of less than two acres into its parks portfolio, and Fulton County was not interested either. An inspired group of VHCA leaders stepped in—never as developers, and never with any interest in development, but simply to secure a welcoming green space for neighbors. VHCA purchased the property for approximately $800,000, financed through a special low-rate loan from the State of Georgia's Land Conservation Fund. That loan was paid off early, thanks to the large donation from one neighbor and successful Summerfest proceeds for several years in a row.

The park was designed as an eco-friendly rain garden that keeps stormwater on the property rather than sending it into the storm sewer. An additional $140,000 was raised through donations—including the sale of commemorative bricks still embedded in the sidewalks—to fund construction. The park opened to neighbors in 2013 and has been a beloved green space for gatherings, recreation, and quiet moments ever since. (based on history developed by Paul Burks)

> **A tribute to the founders**
> *Longtime neighbors, including Paul Burks, Pam Papner, Councilman Alex Wan and many others led the years-long effort to acquire and build the park. Their vision—to preserve this corner as public green space into perpetuity—remains the guiding star for every option in this report.*

Recent Management Challenges & Opportunities

The subcommittee reviewed, candidly, the practical challenges of owning and operating the park. These are the realities that make the long-term question worth asking now.

Activating the Park

Neighbors consistently ask for more classes, events, and activities. Delivering them has required volunteer capacity to manage a booking and approval process and to ensure that every group using the park carries proper insurance. A handful of organizations have consistently and properly used the park in recent years, while a few groups, including APNA, have held publicly promoted events without submitting proof of insurance. This points to a real opportunity: with a modest, well-defined stewardship structure—a dedicated liaison and a simple approval and insurance process—the Association could meet neighbors' strong demand for programming while managing risk responsibly. This has proven difficult to implement sustainably for many years.

Challenging Financial Outlook for VHCA

The Association's finances have fluctuated over the past decade, with a concerning trend. Festival revenue, once a dependable engine for the VHCA’s community work, has grown harder to sustain as production, security, permitting, and insurance costs have climbed, and the everyday costs of stewardship of the VHCA continue to rise. This was a significant concern in 2025 especially, prior to the successful 2025 Tour of Homes. Board members have discussed at length the influx of events from Virginia Highland District (VHD) impacting future profitability and sustainability of VHCA events.

At the same time, just in the past year, the two VHCA flagship events, Summerfest and the Tour of Homes, generated stronger net revenue, and when additional financial support has been needed for North Highland Park, neighbors have stepped up to help. In addition, the VHCA received a significant $10K donation to support North Highland Park specifically. Viewed in that context, the financial concerns associated with continued ownership may be manageable, depending on the fundraising capabilities of future boards.

Safety and Stewardship on the Grounds

Like many urban green spaces, the park has seen an increase in unsheltered individuals since the pandemic, along with associated concerns raised by neighbors and volunteers who tend the park. Enforcement is genuinely more complicated for a privately owned park. It is worth noting, however, that City ownership alone does not guarantee a safer park—nearby City-owned properties, such as the Bonaventure building, continue to experience significant public-safety issues. Regardless of ownership, North Highland Park will always depend on active neighbors and community involvement, which remains one of its greatest strengths under any structure.

> **The Trespass Complication**
>
> Police have advised that a criminal trespass on private property requires an identified victim—someone present who represents the property owner and can show identification tying them to the park. In practice, this would require VHCA directors to carry ownership credentials and to guarantee that a director is available, in person, at any hour to respond. VHCA's volunteer directors need to be positioned to provide that around-the-clock coverage. Under City ownership, enforcement follows the same clear framework that applies to every other public park. Under continued VHCA ownership, a clear, documented enforcement protocol must be created with designated points of contact and availability.

Tree and Liability Exposure

Mature trees are one of the park's greatest assets and, potentially, one of its largest liabilities. Removing a single hazardous tree can cost anywhere from $2,000 to $20,000; in 2023, one tree removal alone cost VHCA approximately $4,000. A single falling limb or tree carries both real cost and real liability risk that the VHCA bears entirely on its own. In Spring 2026, our insurance agent toured the park and did not see any trees of immediate concern.

Insurance Uncertainty

A privately owned, publicly accessible park is an unusual and difficult risk to insure. VHCA's broker has noted that only one carrier has been willing to cover the park, that the carrier now requires every event to be pre-approved and separately insured, and that—depending on the market or any future claims—coverage could eventually require fencing the park. Fencing would run counter to the park's entire purpose as an open, welcoming green space. This is a genuine consideration under continued ownership. City ownership would remove this uncertainty entirely, as the park would fall under the City's own coverage; continued ownership would call for the Association to maintain its current coverage and its careful, event-by-event insurance practices.

> *In the broker's words (September 2025), only one carrier has agreed to insure a privately owned public park, and there is no assurance the carrier's willingness will continue indefinitely. City ownership removes this uncertainty entirely, because the park would fall under the City's own coverage regardless of the events held there.*

Legal and Liability Perspective

The subcommittee also gathered a considered legal perspective on liability, a question often raised in the ownership discussion. In a memorandum dated July 10, 2026, attorney Jeff Woodward reviewed how liability is structured across the two organizations, and his analysis is largely reassuring.

As the record owner, the Association’s subsidiary entity carries the primary liability for any claims arising at the park, protected principally by property and general liability insurance. The parent Association is generally shielded from its subsidiary’s actions so long as the subsidiary operates as a genuinely separate organization—its own board, meetings, minutes, contracts, and accounts. Individual directors, in turn, are generally not personally liable for good-faith decisions, protected by the business judgment rule, Georgia indemnification law, the federal and Georgia volunteer protection statutes, directors-and-officers insurance, and both organizations' bylaws. Mr. Woodward notes these protections are all in place today.

Because so much of this protection rests on insurance, continuity of coverage matters. With an all-volunteer board and periodic turnover, there have been occasions in the past when the park's liability insurance briefly lapsed—an understandable consequence of volunteer capacity, and one easily managed with a renewal reminder and a designated point of contact, but a reminder of why dependable coverage is central to the liability picture under continued ownership.

New Commercial Ownership on North Highland Avenue Near the Park

Recently, Third & Urban purchased a significant portion of the commercial district on North Highland Avenue, across from North Highland Park. Third & Urban, with the support of the Virginia Highland District Association, has expressed strong interest in investing in the North Highland Park commercial node and in helping activate the park through programming, events, and placemaking initiatives. These coordinated efforts present a significant opportunity to increase park usage, strengthen community engagement, and attract additional private investment—particularly under continued VHCA ownership, which would allow the VHCA to respond quickly to these opportunities and pursue improvements without being subject to the City's often lengthy permitting, budgeting, and approval processes.

Highly Complex Management for Volunteer Board

North Highland Park is not held by the Virginia-Highland Civic Association (VHCA) directly, but by its subsidiary, the Virginia-Highland Residents Coalition (VHRC). The Coalition is organized as a 501(c)(4), a structure the Association maintains so that it has the ability to engage in lobbying or advocacy should a future need arise—as it did, for example, around the proposed I-485 highway. Because the park sits within the Coalition rather than the Association, its finances must be tracked in a separate set of books. This means the organization maintains two sets of accounting records, and the park's revenues and expenses are reconciled apart from the Association's own. For an all-volunteer board—and particularly for a volunteer treasurer managing the reconciliation month to month—this dual structure adds real administrative complexity to the ordinary work of owning and operating the park.

If VHCA did not own North Highland Park, these administrative functions would be eliminated:

- VHRC/NHP requires its own accounting, financial reporting, and compliance.
- VHRC/NHP requires separate banking and must be managed, reconciled, and monitored for each entity.
- As the parent entity, VHCA has two park models to oversee: One operates as a private entity, while the other is managed as a non-profit, each with its own governance, responsibilities, and operational requirements.
- As the parent entity, VHCA has two boards to manage: This includes recruiting board volunteers, cross-board alignment and overseeing elections, etc.

Financial Picture

Over the past decade the VHCA has invested more than $260,000 in its neighborhood parks (not including the $660,000 raised for the John Howell Park renovation). Of that amount, more than 45% has gone into North Highland Park, on top of the funding originally raised to preserve the property.

The difference in what that money buys is instructive. Investments in the City-owned parks have produced visible improvements—playgrounds, landscaping, and hardscape. At North Highland Park, by contrast, much of the spending covers basic operating costs—insurance, lawn care, and utilities—the very services the City provides at its own parks. Under continued ownership, a strengthened Friends-of-the-park effort and coordinated private investment would be critical to help shift more of that spending toward visible improvements.

Recent Operating Costs

The table below reflects the park's operating history from 2016 through 2025, a 10-year span that includes years of high maintenance expenses as well as leaner years. It is worth noting that in several years the park's annual operating costs were comparable to what the VHCA routinely spends maintaining Orme Park and John Howell Park. In the appendix, please see the costs for all parks for comparison.

Year	North Highland Park General Costs*	North Highland Park Liability Insurance (Est)	North Highland Park Total Cost
2016	$5,243.87	Estimated $2,704.00*	$7,947.87
2017	$6,758.85	Estimated $2,704.00*	$9,462.85
2018	$12,494.61	Estimated $2,704.00*	$15,198.61
2019	$15,157.25	Estimated $2,704.00*	$17,861.25
2020	$6,270.33	Estimated $2,704.00*	$8,974.33
2021	$8,386.01	Estimated $2,704.00*	$11,090.01
2022	$4,024.85	Estimated $2,704.00*	$6,728.85
2023	$11,438.36	Estimated $2,704.00	$14,142.36
2024	$13,141.65	Estimated $2,704.00	$15,845.65
2025	$6,356.44	$2,704.00	$9,060.44
Totals (Jan 2016-2025)	**$89,272.22**	**$27,040.00**	**$116,312.22**

**General costs (landscaping, water, electricity, plumbing and electrical support, tree service, and general upkeep) are drawn from the N. Highland Park maintenance line in the VHCA/VHRC historic actuals. Liability insurance is shown at an estimated $2,704 per year for 2015–2025; the exact insurance amount for those earlier years is not separately broken out in available records, so this figure is an estimate applied for illustration. As of 2026, NHP liability insurance costs were reduced to $1,908.98.*

Options for the VHCA Board to Consider

The subcommittee presents two primary paths for the Board's consideration and vote. It has deliberately kept the comparison factual and balanced so that each member can weigh the trade-offs directly. Neither option is presented as the recommended course; each reflects a legitimate way of honoring the founders' vision of permanent green space.

	Keep VHCA Ownership (with an active Friends of the park)	**Gift the Park to the City of Atlanta Department of Parks and Recreation**
Pros	● Maintains local control, neighborhood stewardship, and community identity, with decisions made on neighborhood priorities. ● The VHCA retains its only tangible asset and one of its greatest accomplishments. ● Preserves flexibility to act quickly—improvements can proceed without the City's permitting, budgeting, and approval timelines. ● Enables coordinated private investment (e.g., Third & Urban, with Virginia Highland District support) to activate the park.	● The City covers insurance. ● The site remains a park permanently under City ownership, with existing deed restrictions preserved. ● The City pays for mowing, mulching, tree work, and insurance, putting a financial floor under the park. ● Freed from insurance and basic upkeep, the Association can direct funds to improvements—the enhancement projects, as at John Howell and Orme. ● The park can still be activated under the same rules as other City parks.
Cons	● Sustained fundraising and volunteer leadership must be cultivated; commitment can wax and wane with turnover. ● The City contributes nothing to maintenance. ● Insurance and tree/liability exposure remain with the VHCA, calling for careful, ongoing risk management (for example, if a tree falls).	● The Association permanently gives up its only owned asset, and the transfer cannot be reversed. ● The neighborhood reduces local control and must work with the City, similar to current JHP renovations and prior Orme and Triangle Park renovations. ● The City is likely to provide only baseline maintenance. ● City ownership does not by itself guarantee improved safety but police can take action without VHCA director involvement.

Financial Comparison

	Keep VHCA Ownership	Gift to the City of Atlanta
City Pays	• Nothing ($0).	• Park liability insurance. • Electricity and water. • Lawn mowing and landscaping. • Plumbing and electrical support. • The permitting process.
VHCA Pays	• Park liability insurance (plus higher directors-and-officers coverage). • Electricity and water. • Lawn mowing and landscaping. • Plumbing and electrical support. • Additional volunteer labor and the permitting process. • Improvements and enhancements (offset by coordinated private investment and neighbor donations)	• Additional landscaping and enhancements—the improvements neighbors value most.

A Note on the Park as an "Asset"

North Highland Park is the Association's only tangible asset and one of its greatest accomplishments—the product of years of vision, fundraising, volunteer effort, and community commitment. It is understandable that some neighbors view it as an $800,000 asset that the Association would be "giving away," while others emphasize that the park was never acquired as a financial investment. Both perspectives are fair, and both should inform the Board's decision.

On one hand, the purchase price was the cost of preservation, not the value of an asset the Association intended to hold, sell, or monetize; the 2026 Fulton County Notice of Assessment lists the property at a nominal $100, reflecting its role as protected green space rather than a marketable holding. On the other hand, as fiduciaries of the VHCA, the Board has a duty to safeguard this asset carefully, recognizing that once ownership is transferred it cannot be recovered.

Under either path, the Association's lasting role would remain meaningful. As with John Howell Park, Orme Park, and the Trolley Triangle, the Association can continue to advocate for, improve, program, and beautify the space—whether it retains ownership or gifts the land while continuing as its active neighborhood steward.

Current Timing

The original vision for North Highland Park was ambitious: preserve the green space, create a public amenity, and build something to serve the neighborhood for generations. That vision has been accomplished. The park exists, the loan is paid, and the corner is protected.

The next responsible step is to secure that accomplishment for the long term. Gifting the park to the City of Atlanta Department of Parks and Recreation would place ownership with the entity purpose-built to hold and manage public parks over time, while allowing VHCA to remain the park's active neighborhood steward and advocate—exactly the role it already plays so well at John Howell Park and Orme Park.

In Spring 2026, Councilmember Bond and Parks Commissioner Justin Cutler met at N. Highland Park. Previously, the VAHI Board had been told the park was too small for the City to take over. However, Commissioner Cutler indicated the City would be willing to receive the park via a warranty deed transfer, which would preserve the existing deed restrictions on the park. Recently, Councilmember Bond reached out to interim Parks Commissioner Doug Voss to continue the conversation about a possible gifting of N. Highland Park to the City of Atlanta.

Under City ownership, the Department of Parks and Recreation would assume the current deed and core costs and risks—insurance, mowing and landscaping, tree work, utilities, and liability—and the same enforcement framework that governs every public park would apply. VHCA could direct its volunteer energy and fundraising toward the improvements neighbors most want to see: better lighting, landscaping, seating, programming, and public-art opportunities.

What would change—and what would not

For most neighbors, day to day, **nothing changes** with both options. The park remains a neighborhood park—a place to sit, walk through, gather, and enjoy a bit of green in a busy district.

What changes is the structure behind the scenes: By gifting, the City assumes the larger costs and risks, and the park's future no longer depends on any single board, committee, fundraising cycle, or group of volunteers.

A Reversible Question, an Irreversible Decision

One consideration deserves particular emphasis: the two options are not symmetrical in their permanence. Continued ownership keeps every future option open—the Board could revisit the question at any time. Gifting the park to the City, by contrast, is effectively irreversible, unless the City chooses to give it back to the VHCA. Regardless of the City's current intentions, once ownership is transferred the VHCA would permanently surrender its ability to determine the future of the property, and future decisions would rest with the City and future City administrations rather than with the neighborhood. Because the decision to transfer cannot be undone, it warrants especially careful deliberation.

Strengthening Continued Ownership

If the VHCA continues to own NHP, the Board and Parks Committee Chair should also consider concrete ways to strengthen the VHCA's long-term stewardship of the park. Options the Board may wish to weigh include:

- Establishing dedicated Friends-of-the-park fundraising leadership and a Parks Committee liaison to give the park a sustained volunteer and funding base. This would expect leadership from APNA.
- Formalizing a simple, well-documented booking, approval, and insurance process so the park can be activated safely and in response to neighbor demand.
- Pursuing the coordinated private investment and activation interest from Third & Urban and the Virginia Highland District to increase usage and attract outside funding.
- Documenting a clear enforcement protocol and designated points of contact to address the practical trespass and safety considerations of private ownership.

Closing

North Highland Park began as a community promise to preserve a small but important piece of green space. Every option in this report is, in its own way, an effort to keep that promise.

The subcommittee is grateful to the neighbors, founders, and volunteers who built this park and who continue to care for it, and to the 213 residents who shared their views. This review has been thorough and collaborative and the VHCA Board now has the information it needs to decide the park's future with the same care that created it.

The subcommittee also notes, with gratitude, that a gracious donor contributed $10,000 in the spring of 2026 in support of North Highland Park. Measured against the park's recent operating costs, that gift could reasonably be expected to carry the park's expenses into the spring of 2027, assuming no unexpected or unplanned costs emerge. It affords the Board a measure of breathing room to deliberate, though it does not by itself resolve the longer-term question before it. Whatever the Board decides, one commitment is shared by all: North Highland Park should remain a welcoming, public green space for generations to come.

Respectfully submitted by the Chair of the Subcommittee Reviewing the Long-Term Planning for North Highland Park

Appendix: Park Maintenance Costs, All Parks (2016–2025)

The table below shows annual maintenance spending across all four parks the Virginia-Highland Civic Association helps steward, drawn from the VHCA/VHRC historic actuals publicly shared with the community each year. These figures, totalling $263,865, reflect maintenance and liability insurance (carried by VHCA solely for North Highland Park) but do not include major capital projects such as the John Howell Park renovation. They are offered to put North Highland Park's operating costs in the context of the VHCA's broader park stewardship.

Year	Cross-Park General Expenses	John Howell Park	North Highland Park (includes estimated liability insurance)	Orme Park	Trolley Triangle Park
2016	$,1390.85	$5,984.66	$7,947.87	$684.48	$330.39
2017	$0.00	$40,976.76	$9,462.85	$833.50	$1,126.93
2018	$2,249.90	$19,373.50	$15,198.61	$596.00	$473.78
2019	$14,245,18	$5,898.32	$17,861.25	$1,300.00	$303.19
2020	$950.00	$8,062.39	$8,974.33	$0.00	$2,229.13
2021	$1,318.00	$5,959.84	$11,090.01	$0.00	$2,554.33
2022	$1,475.25	$4,758.46	$6,728.85	$88.42	$2,319.59
2023	$0.00	$7,621.99	$14,142.36	$0.00	$1,405.93
2024	$796.76	$7,434.32	$15,845.65	$0.00	$985.12
2025	$787.30	$2,438.55	$9,060.44	$0.00	$600.00
Totals (2016 - 2025)	**$23,213.24**	**$108,508.79**	**$116,312.22**	**$3,502.40**	**$12,328.39**

Source: VHCA/VHRC historic actuals, per-park maintenance lines. The John Howell Park total reflects years of significant maintenance activity, including elevated spending in 2017–2018. Orme Park, the Trolley Triangle, and John Howell Park are City-owned, with the City providing basic maintenance; North Highland Park is Association-owned, so the Association carries its full upkeep and insurance. Cross-Park General Expenses are for investment made that are used across multiple parks.