

## Camp Lease with option to Purchase

(history as requested)

Since leasing the CYO hill camp facility over 14 years ago, we have attempted to make offers to Catholic Charities on purchasing the property. Every few years, I would make a formal request and our numbers were entirely too far apart to even consider. Due to some changes in the economy and their corporation, the number is now reasonable and less than half of their original asking price.

Taking that into consideration, I have negotiated a 2 year lease at over \$10,000 less than what our normal rental rate would be with an option to buy for \$1.9 million. (after lease with option runs out, rental for the facility will go back to normal rate which will be in the \$94,000 range)

The reduction of the rental fee comes with the condition that we coordinate some of the off-season maintenance that we normally would not do.

### Why we should consider the camp purchase

- The most important reason a purchase is a good option is that the town will not be able to afford running a camp within 5 years or even less. The camp is the only affordable option for many community members and is always at the 200 camper capacity.
- With the numbers available, there is \$125,000 allotted for the bond and the normally budgeted \$85,000 plus for rent, you will have \$210,000 plus towards a new bond payment that should not exceed \$180,000. So again, absolutely no tax impact
- A rent will continue to rise at 5% per year beginning at the end of this lease starting at approximately \$94,000 while a mortgage payment will decrease
- As is, there will be no need for additional staff as maintenance and staffing has already been accounted for in the day camp program

### Potential future benefits

- Immediate access to a pool for community use on the weekends and possibly late evenings
- Extended time frame of usage for additional programming and facility rentals such as fields and buildings. The normal time frame is 8 weeks, owning and this lease would give us year-round access
- Access to over 150 acres for trails and possibly a cross country course
- Staffing for the above will be compensated through the normal programming procedures whereas, any additional staff or maintenance will be calculated into the fee structure for the respective program

As far as the potential for other various improvements go, we will be establishing community groups to assist in some of our future directions.

### Questions by public

- **Pool potential** - at this point, we should be able to offer weekends and late evenings
- **Pool fees and passes** – to be determined. As with most of our facilities and programs, we like to consider this a service, meaning, we are not trying to “make money”, but cover expenses such as lifeguards and chemicals etc.
- **Pool Capacity** – 75 -determined by the health department
- **Road issues** – the options on the table for discussion are: Improving current road (terrain may make this a difficult option), Marsh Hill road access through current Town owned property and access through town park (also comes with some hurdles)
- **Public access** – as with the park, the town will have public access to the trails outside of camp hours (8 weeks from 6am-6pm in the summer), other than that, all year round. The structures will afford us to run programs such

as arts and crafts, theatre, nature, instructional classes, sports and more, all year round outside of those same camp hours.

- **Facilities on the site** – Pool, climbing wall and ropes course (recently passed inspection), Dining hall with commercial kitchen, outdoor basketball courts, indoor gym/basketball courts (needs to be winterized), 10 plus usable cabins, office space, various open fields and a baseball field, Rec hall with a stage, bathrooms on both ends of the site and a bath house, extensive trails and pond frontage.

## Tax Map ID / Property Data

Status:	Active	Roll Section:	Wholly Exem
Address:	140 Brookfalls Rd		
Property Class:	581 - Chd/adlt camp	Site Property Class:	581 - Chd/adlt camp
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	PD -	Bldg. Style:	Not Applicable
Neighborhood:	30000 -	School District:	Putnam Valley
Property Description:	11900000010010000000 00050000000000016160 119-1-1		
Total Acreage/Size:	161.60	Equalization Rate:	2018 - Tentative 100.00% 2017 - 100.00%
Land Assessment:	2018 - Tentative \$1,036,200 2017 - \$1,036,200	Total Assessment:	2018 - Tentative \$2,627,000 2017 - \$2,627,000
Full Market Value:	2018 - Tentative \$2,627,000 2017 - \$2,627,000		
Deed Book:		Deed Page:	
Grid East:	668507	Grid North:	915975

94-26  
1-32

4-1-6

69

84-1-72

84-1-04

84-1-23

