

## **MINUTES OF MEETING OF THE BOARD OF SELECTMEN**

Date of Meeting: February 8, 2022  
Date of Transcription: February 24, 2022  
Transcribed by: Cassandra Slaney

### **1. CALL MEETING TO ORDER BY CHAIRMAN**

*Remote meeting due to COVID 19*

### **2. ROLL CALL**

Selectmen Present: Judith Whiteside, Chairman  
Patrick G. Tropeano, Clerk  
James M. Munise  
Alan H. Slavin  
Peter W. Teitelbaum, Esq.

Also Present: Derek Sullivan, Town Administrator  
Rich Bowen, Town Counsel (7:02 pm)

### **3. PLEDGE OF ALLEGIANCE**

### **4. ANNOUNCEMENTS**

A bike path may be added to the Weweantic Bridge project.

Tricia Wurts will be providing a presentation on Thursday, February 10<sup>th</sup> to the Wareham Redevelopment Authority the results of her interviews throughout Town relating to the potential rezoning of the Wareham Village area. It will be a live meeting and the meeting will be recorded.

The Wareham Tigers Association is accepting donations for the Tigers Cheerleader Mites' trip to Florida in March. Donations can be mailed to Wareham Tiger Association, PO Box 538, W. Wareham MA 02576.

Flag football sign-ups are available for Spring Flag Football on the Wareham Tigers website.

DPAW has been awarded a Stanton Foundation grant in the amount of \$225,000.00 for the dog park on Maple Springs Road.

### **5. TOWN RESIDENT'S COMMENTS**

Present Before the Board: Anne Hayes

Ms. Hayes expressed her concern regarding Little Harbor Golf Course and the dangers of the herbicides, pesticides and insecticides being used.

Present Before the Board: Linda Rinta

Ms. Rinta stated that she is in favor of the Town purchasing Little Harbor Golf Course to be used for recreation and open space.

SELECTMEN MEETING MINUTES-2/8/2022 (CONT'D)

**6. BOARD'S COMMENTS**

The State is making changes to the voting, meetings and quorum requirements.

The MBTA is proposing zoning changes which will have an effect on applications for grants and other funding.

**7. APPOINTMENTS/REAPPOINTMENTS/INTERVIEWS**

None.

**8. LICENSES AND PERMITS**

None.

**9. TOWN BUSINESS**

- a. Application from the Wareham Garden Club to place signs on Town property.

**MOTION:** Selectman Tropeano moved to approve the application from the Wareham Garden Club to place signs on Town Property. Selectman Teitelbaum seconded. Roll Call: Selectman Slavin-yes, Selectman Munise –yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

**VOTE: 5-0-0 (Unanimous)**

- b. Follow up discussion with Lead Petitioner of Spring 2021 Town Meeting Affordable Housing Zoning By-Law Article.

Present Before the Board: Brenda Eckstrom, Lead Petitioner

Ms. Eckstrom was seeking opinions or recommendations to expedite the Affordable Housing Zoning Bylaw. The Town Planner is following up on technical issues with the DHCD and it was suggested to Ms. Eckstrom to see what issues need to be resolved before moving forward.

- c. Discussion and possible vote to use two versions of FAQs and a power point presentation regarding the proposed purchase of the land known as Little Harbor Country Club as material on the Town website.

**MOTION:** Selectman Teitelbaum moved to approve the two versions of FAQs and a power point presentation regarding the proposed purchase of the land known as Little Harbor Country Club as material on the Town website. *(See attachment)*

Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise –yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

**VOTE: 5-0-0 (Unanimous)**

- d. Discussion and possible vote to recommend articles for the February 22, 2022 Special Town Meeting Warrant.

**MOTION:** Selectman Tropeano moved to recommend the Golf Course Purchase article for the February 22, 2022 Special Town Meeting Warrant. Selectman Munise seconded. Roll Call: Selectman Slavin-yes, Selectman Munise –yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

**VOTE: 5-0-0 (Unanimous)**

**MOTION:** Selectman Tropeano moved to recommend the Golf Course Purchase/CPC Funding article for the February 22, 2022 Special Town Meeting Warrant. Roll Call: Selectman Slavin-yes, Selectman Munise –yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

**VOTE: 5-0-0 (Unanimous)**

## SELECTMEN MEETING MINUTES-2/8/2022 (CONT'D)

- e. Any other Town business not reasonably anticipated 48 hours prior to the posting of this meeting.

### **10. TOWN ADMINISTRATOR'S REPORT**

Mr. Sullivan stated the number of Covid cases are continuing to decline. Test kits have been received and the Board of Health will be allocating a plan for distribution. N95 masks are also available and will be distributed at the upcoming Town Meeting.

### **11. LIAISON/INITIATIVE REPORTS**

The Cannabis Control Commission is initiating a test pilot program for Marijuana cafes. Between six and twelve municipalities could opt into the three-year pilot program. Zoning changes would have to take place for Wareham to participate in the program. The Cannabis Control Commission is also reviewing Host Community Agreements and the impact fees.

Funding is now available through the ARPA programs.

The Governor has put out \$100,000,000.00 for Covid related expenses.

The Bottle Bill may raise the bottle deposit from five cents to ten cents.

### **12. CONSENT AGENDA**

- a. Authorization to sign bills and documents, etc.
- b. Approval of meeting minutes for January 25, 2022.

**MOTION:** Selectman Tropeano moved to approve the meeting minutes for January 25, 2022. Selectman Teitelbaum seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

**VOTE: 5-0-0 (Unanimous)**

### **13. SIGNING OF DOCUMENTS APPROVED BY THE BOARD**

### **14. EXECUTIVE SESSION**

M.G.L. 30A §21 (6) Re: Little Harbor-purchase of property

To consider the purchase, exchange, lease of value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.

**MOTION:** Selectman Tropeano moved to enter Executive Session at 8:06 p.m. for M.G.L. 30A §21 (6) Re: Little Harbor-purchase of property.

To consider the purchase, exchange, lease of value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body. Selectman Teitelbaum seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

**VOTE: 5-0-0 (Unanimous)**

### **15. ADJOURNMENT**

**MOTION:** Selectman Slavin moved to exit the Executive Session. Selectman Teitelbaum seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

**VOTE: 5-0-0 (Unanimous)**


SELECTMEN MEETING MINUTES-2/8/2022 (CONT'D)

**MOTION:** Selectman Slavin moved to adjourn at 9:08 p.m. Selectman Teitelbaum seconded.  
Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

**VOTE: 5-0-0 (Unanimous)**

Respectfully submitted  
**Cassandra Slaney**  
Department Assistant

The foregoing minutes were submitted to the Board of Selectmen on:

Attest:  Date Signed: 3-22-22  
**Patrick G. Tropeano, Clerk**

**DOCUMENTS REVIEWED AND/OR USED IN MEETING.**

1. Wareham Garden Club request for signs.
2. Little Harbor Country Club FAQ's.
3. Meeting Minutes for January 25, 2022.

Date sent to Town Clerk: 3-23-22



# Purchase of Little Harbor Country Club Property

## Special Town Meeting 2/22/22

# Agenda

- Pictures
- Background
- Objectives
- Financing the Purchase
- Conservation Restriction
- LHCC/Golf Business Trends
- Current Environmental Status
- Managing the Golf Course



Photo Courtesy of Tim Pickett

Total Acres: 53.45  
Total Parcels: 13



# Background

- Golf Course was built in 1961
- LHCC was founded in 1964
- 54 Acres
- Always been a family owned and managed facility
- Current ownership looking to retire

# Objectives

- Primary goal is for the Town protect the existing open space in perpetuity, preventing any development
- Secondary goal is to continue the operation of the golf course, as long as it is self sufficient and not a financial burden on the Town
- Third goal is to have flexibility for other recreational activities on the property, if the golf course is abandoned

*"We are proposing to buy a wonderful piece of property in the town of Wareham, to ensure that it remains open space, that happens to have a golf course on it at this time..."*

# Financing the Purchase

- Purchase price of LHCC is \$2,300,000
  - Based on a land and buildings appraisal done for the Massachusetts Audubon Society, and being updated for use by the Town of Wareham
  - The appraisal's ultimate value of LHCC was \$2,375,000
  - Machinery, equipment, and golf carts separately appraised at \$200,000
- Purchase price is for the land, buildings, machinery and equipment
- The Community Preservation Committee voted unanimously to recommend to Town Meeting that CPA funding be utilized to support recreation and open space
  - CPA fund \$1,000,000 toward the purchase of LHCC
  - CPA bond \$1,000,000 toward the purchase of LHCC over 10 years
- Additional \$600,000 will be funded by free cash, bond, grant, or other funding opportunities, to be determined by the Town Administrator.
  - \$300,000 balance of the purchase price
  - Up to \$300,000 to cover costs of a new septic system, potential Conservation Restriction costs, and all fees and documentation to transfer the property

# Conservation Restriction

- A Conservation Restriction (CR) is required by state law for any land acquired by a town with Community Preservation funds
- A CR is a legal agreement that will ensure **permanent** protection from development
- A CR is required by state law to be 'held' by a separate governmental organization or qualified third party
- The Town is currently in discussions with qualified third parties as potential holders of the CR.
- Golf is not a mandatory feature of the CR

# Financials: Golf Industry and LHCC

- LHCC Financial Performance

- The owners have shared with the Town the 16 year average revenue, expenses, and net income.
- From 2005 through 2020, the averages are:

• Average Annual Gross Revenues	\$655,951
• Average Annual Salaries	\$278,112
• Average Annual Expenses/COGS	\$345,445
• Average Annual Net Income	\$32,394

- Owners also report that limited promotion and marketing of the golf course has occurred the last several years

# Financials: Golf Industry and LHCC

- LHCC rounds played

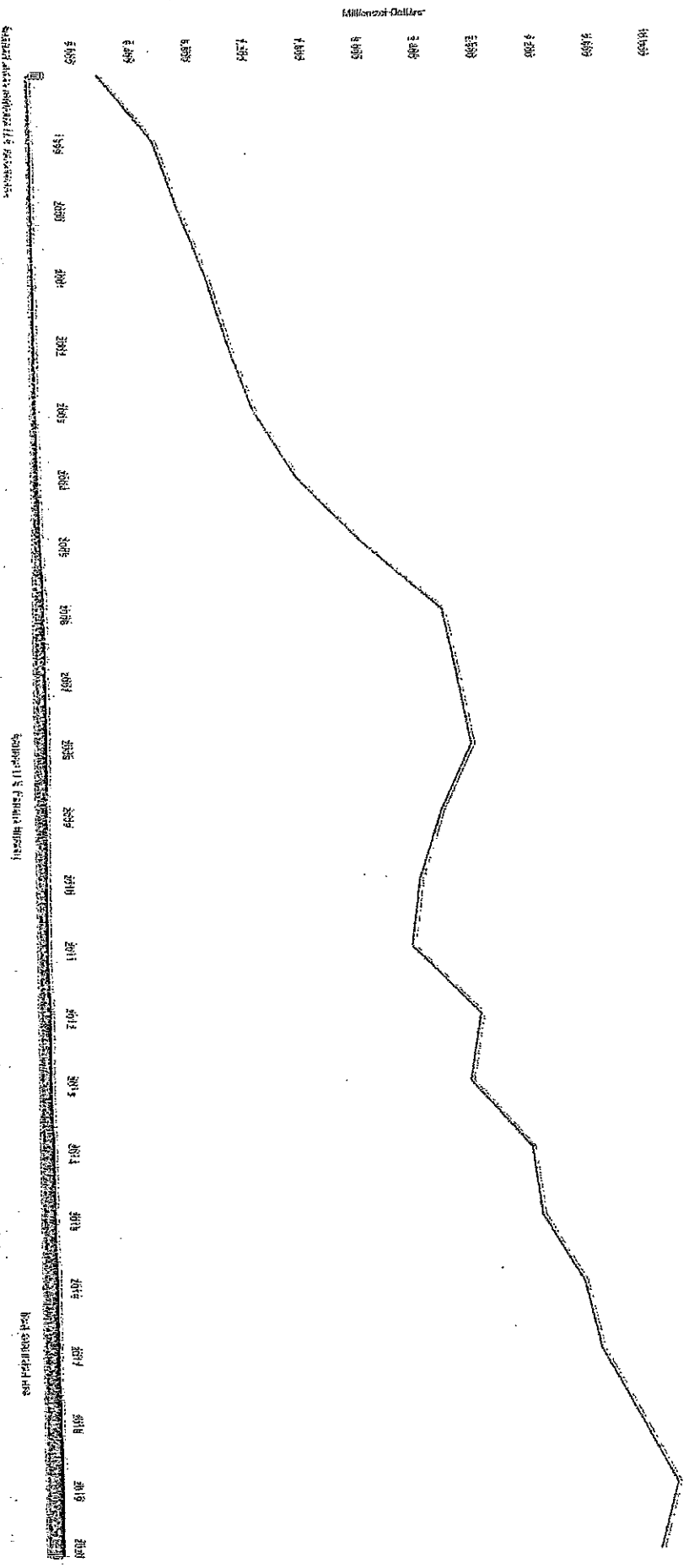
	total	daily fee	member	other
2018	14,907	11,591	2,020	1296
2019	16,827	12,662	2,307	1858
2020	22,131	18,376	2,930	825
2021	22,921	18,597	3,432	892

- Golf is on the rise
  - Covid has boosted an already growing industry in the last 2 years

# Financials: Golf Industry and LHCC

- 1998 to 2020 - Total Revenue for Golf Courses and Country Clubs, Establishments Exempt from Federal Income Tax
- Source: Federal Reserve Economic Database

**FRED** and = Total Revenue for Golf Courses and Country Clubs Establishments Exempt from Federal Income Tax, Single-Firm



# Financials: Golf Industry and LHCC

- LHCC Revenue Streams
  - Daily Greens Fee
  - Membership Dues
  - Private Tournaments
  - Golf Cart Rental
  - Food and Beverage
  - ProShop Sales
  - Push Cart and Club Rental

# Environmental Evaluation

- LHCC semi-annual soil testing reviewed by URI certified labs has never found abnormal or hazardous conditions
- The town has had the list of all chemicals used by LHCC reviewed by a soil scientist who deemed them normal and appropriate
- The town has also submitted the list of chemicals to Greeneal to do a step 1 21E review of the chemicals and the public records. Expect to have initial results by 2/14/22
- The Wareham Department of Natural Resources reports that the normal water quality testing at Little Harbor Beach has never shown any trace of chemicals from LHCC
- The town is committed to best practices regarding the maintenance of the course, and those details and requirements will be in the RFP

# Managing the Golf Course

- The town will outsource the day-to-day management to professional golf course managers
  - The town has no desire to manage a golf course
  - A 'golf course committee' will likely be recommended at the April Town Meeting.
  - The Town Administrator is ultimately responsible for the relationship between the town and a golf course management company
- RFPs will be issued for the management contract by the Town Administrator's office
  - The Board of Selectman will have final approval authority
- Contract will be structured to eliminate any possible operational costs to the town
  - Typical management contracts put responsibility of profitability completely upon the management company, guaranteeing that the town is not exposed

## **Unique Open Space Conservation Opportunity: Little Harbor Golf Course**

**Overview:** At the direction of the Wareham Board of Selectmen, the Wareham Town Administrator submitted a Community Preservation Act (CPA) grant application for the purchase of Little Harbor Country Club (LHCC), with the intent to continue its recreational use as a golf course, but also to preserve this area as open space in perpetuity.

Acquisition of the LHCC property using CPA funds requires that a conservation restriction be placed on the property. The conservation restriction would allow golf to continue as a recreational activity on the property for now, while making sure that if golf ever becomes infeasible at the LHCC property that the 54-acre property would remain as protected open space in perpetuity. The Town's purchase of the LHCC property with CPA funds would benefit the entire Wareham community by protecting the land from any future development, conserving existing wetlands and forested areas throughout the golf course property, ensuring ample undeveloped area for salt marsh migration from the adjacent estuary in response to sea level rise, and providing seasonal (i.e., when the golf course is not in operation) public access for pedestrians, birders, and others wishing to explore the property.

**Call to Action:** There is a Special Town Meeting scheduled for February 22<sup>nd</sup>. Please consider attending the meeting to vote to approve the Town's purchase of the LHCC property. The majority of the purchase cost can be covered by CPA funds (\$2 million), which will require a conservation restriction placed on the entire property, while the remaining funds will come from other Town financing.

### **Frequently Asked Questions (FAQs):**

1. Why are the owners selling Little Harbor Country Club (LHCC)?
  - a. Little Harbor Country Club has been a family-owned operation since 1961 when the Bowler's farm and farm stand were converted into the Little Harbor golf course. The current family management is approaching retirement. While they have made the decision to sell the golf course, they want to see golf continued on the property. As such, they are waiting to see if the Town can secure the funds needed to purchase the course before entertaining bids from other entities (e.g., developers).
2. Why is the Town interested in purchasing this the LHCC property?
  - a. Primary goal is for the Town protect the existing open space in perpetuity, preventing any development
  - b. Secondary goal is to continue the operation of the golf course, as long as it is self-sufficient and not a financial burden on the Town
  - c. Third goal is to have flexibility for other recreational activities on the property, if the golf course is abandoned
3. Does the contract to purchase the LHCC property mandate that the Town operate it as a golf course?
  - a. No, the Town would not be obligated to continue to run the property as a golf course. Although the intention is to continue the golf course operations, the overarching goal is to preserve these 54 acres as open space. Using CPA funds mandates a Conservation Restriction, and would ensure that the property is undeveloped. We are proposing to buy a wonderful piece of property in the Town of Wareham, to ensure that it remains open space, that happens to have a golf course on it at this time.
4. How much will it cost to keep the LHCC property as open space?
  - a. The sellers are asking for \$2,300,000, for the land, buildings, machinery and equipment. An additional ~\$300,000 will be required to cover septic upgrades, real estate fees, surveys, conservation restriction costs, etc.

5. Was an appraisal done on the property and golf maintenance equipment?
  - a. Yes. Mass Audubon had an appraisal done in November, 2020, when they were considering purchasing the property. Mass Audubon has provided this appraisal for the Town's use to support the CPA grant funding request. That ultimate value appraisal was \$2,375,000. Although that appraisal only covered the value of the property itself, the Town also contacted a separate 3<sup>rd</sup> party to determine the value of the existing golf course equipment (e.g., mowers, golf carts, sweepers, etc.) which was \$200,000. By law, the property appraisal is currently being updated, with no expected change in value.
6. How will the Town fund the purchase of the LHCC property?
  - a. The Community Preservation Committee has voted unanimously to provide the following funding, subject to approval at the Special Town Meeting on February 22<sup>nd</sup>:
    - CPA funding of \$1,000,000
    - CPA bond of \$1,000,000 over 10 years carrying a debt service of approximately \$115K per year. By bonding \$1 million of the funds, CPC can support the purchase of this property while retaining a healthy balance in their account to fund other open space, recreation and historic projects in the near term.
  - b. It is important to note that CPA funds can only be used for affordable housing, historic preservation, open space or outdoor recreation by state law. The LHCC proposal satisfies 2 of those requirements.
  - c. The balance of \$300,000 toward the purchase will be funded through either free cash, bond, grant, or other funding opportunities, to be determined by the Town Administrator, and is also subject to approval at the Special Town Meeting on February 22<sup>nd</sup>.
  - d. Up to an additional \$300,000 will also be requested to cover the costs of a new septic system, potential conservation restriction costs, and all fees and documentation to transfer the property.
7. Will the purchase of the LHCC property impact the Town's tax rate?
  - a. No, the purchase of the LHCC property will not impact the Wareham tax rate.
8. What is a conservation restriction?
  - a. A conservation restriction (CR) is a legal agreement that will ensure permanent protection of specific conservation values (e.g., open space, habitat, drinking water protection, climate resilience, etc.) and prevent development and other activities that could adversely affect those values. A CR is required by state law for any land acquired by a Town with Community Preservation Act funds, and a separate organization or qualified third party must 'hold' the CR. The CR holder is generally a nonprofit land trust or a similar organization. If CPA funding is not used to purchase this property, a CR would not be required, and this level of protection would not be guaranteed. For more information on conservation restriction, please refer to this information from the Community Preservation Coalition: [Conservation Restrictions 101](#).
9. Who would hold the conservation restriction?
  - a. The Town is currently in discussions with multiple qualified third parties regarding their being the holder of the CR.
10. Is it typical to put a CR on an active golf course?
  - a. Although CRs on golf courses are not common, there are a number of active golf courses in Massachusetts that have this arrangement. For example, a CR was placed on the Falmouth Country Club in 2007. The Falmouth Country Club continues to be actively used for golf, but CR affords an added layer of protection for the natural vegetation and wetland areas around the perimeter of the course.
11. How many rounds of golf are played at LHCC annually?
  - a. In 2021, there were 22,921 rounds of golf played at LHCC.
12. How has LHCC performed financially?

- a. In the interest of full transparency, the owners have shared with the Town the 16 year average revenue, expenses, and net income. From 2005 through 2020, the averages are:
    - Average Annual Gross Revenues \$655,951
    - Average Annual Salaries \$278,112
    - Average Annual Expenses/COGS \$345,445
    - Average Annual Net Income \$32,394
  - b. The number of rounds played at LHCC has increased dramatically over the last 4 years, increasing from 14,907 in 2018 to 22,921 in 2021. The 2020 and 2021 volumes were impacted positively by COVID-19, as golf can be played while safely enjoying the outdoors and practicing social distancing. The golf industry in general has been doing very well over the last 20 years. For more information on the state of the golf industry, see this data from the Federal Reserve: [FRED-Golf Revenue](#).
  - c. The owners have let the Town know that LHCC has remained profitable despite not actively promoting or advertising the golf course over the last several years. The Town believes there are multiple revenue generating opportunities for a professional management company to take advantage of in the future, and with active advertisement and promotion, the course could be even more profitable than it is today.
13. Will the public be able to review the financial statements from the golf course once the Town owns it?
- a. Yes, all revenue, expenses and capital outlays will be public information.
14. Are the pesticides and fertilizers used at LHCC bad for the environment?
- a. LHCC routinely conducts semi-annual soil testing, which is reviewed by University of Rhode Island (URI) certified labs. To date, no abnormal or hazardous situations have been found.
  - b. The Town has received the list of all chemicals used by LHCC. This list was reviewed by a soil scientist who deemed them normal and appropriate for use in a golf course in close proximity to fresh- and saltwater wetlands.
  - c. The Town has also submitted this list of chemicals to Greenseal, who has contracted with the Town to do a Phase 1 21E site assessment. This step is part of the Town's due diligence to review the present and historical chemical use on the property, as well as conduct a review of the public records. For more information related to the contractor (Greenseal), Phase I assessments, or the state laws governing these processes, please see the links below:
    - [Greenseal.Org](#)
    - [Phase I ESA](#)
    - [MGL Chapter 21E](#)
  - d. The Wareham Department of Natural Resources routinely checks the water quality at Little Harbor Beach, which would highlight any trace of chemicals from LHCC. To date, no abnormal or hazardous situations have been found that were attributed to the golf course.
  - e. The Town is committed to environmental best practices regarding the future maintenance of the course, and those details and requirements will be in the Request for Proposals (RFP) that the Town will issue for a golf course management company to run the day-to-day operations of the course.
15. Who will be responsible for the day-to-day operations of the course?
- a. The Town will issue an RFP for a qualified golf course management company to run the day-to-day operations of the course. The RFP will be written and issued by the Town Administrator's office. The Town Administrator will review proposals received and will make a recommendation to the Board of Selectmen as to which management company to select. Ultimately, it will be the responsibility of the Board of Selectmen to choose.
16. What management companies are being considered?
- a. There are a large number of management companies in the golf industry, and the Town is

researching those that have managed courses within the New England area. The Town has also had discussions with other local municipal courses that utilize management companies to better understand what criteria should be used to evaluate potential companies. Ultimately, the RFP will be issued publicly, and the final selection will be from the pool of applicants that submit a proposal.

17. Will the golf course employees be considered Town employees, eligible to receive the Town employee pension and insurance benefits?
  - a. No. All golf course staff will be employees of the selected management company, and all labor expenses (e.g., medical, insurance, etc.) will also be the responsibility of the management company.
18. Who will be the main point of contact within the Town to interface with the golf course management company?
  - a. The details for how the management company, which will be responsible for the day-to-day operations of the course, will interface with the Town have not yet been determined. An advisory committee of residents likely be formed to interface with the management company. As the property would be Town owned, the Town Administrator is ultimately responsible.
19. How does a contract with a typical golf course management company work?
  - a. Details vary between courses. For example, some contracts entitle the management company to all revenues up to a specific dollar amount and revenues above that point are divided between the management company and the Town. Other contracts have specific yearly management fees escalating depending on performance goals. In any contract, the Town is protected from financial loss, as the management company alone is responsible for all operating expenses. The Town would be responsible for any incremental capital improvements. An enterprise fund will be created and funded from profits from LHCC for any capital improvement programs.
20. Would this land be more valuable to the Town through its tax revenue if it was used for residential development?
  - a. Residential property development tax revenues are difficult to predict without knowing what type of development would be built. However, the key counterpart to this question is that in addition to property taxes paid to the Town from a new residential development, there are also increased costs to the Town to provide necessary municipal services (e.g., school, fire, police, EMS, etc.) to the new residential homes. Generally speaking, residential costs of services are 5 to 15% higher than residential property tax revenues in Massachusetts, and additional residences generally cost the Town more money than they generate in taxes.
21. Will the purchase of the LHCC property jeopardize the 'residents only' status of LH beach?
  - a. No, the Little Harbor Beach and the LHCC property are 2 separate, unrelated properties, so the resident only status will not be affected.

#### Links:

Town Brochure: [https://www.wareham.ma.us/sites/g/files/vyhlf5146/f/alerts/little\\_harbor\\_golf\\_course\\_promo.pdf](https://www.wareham.ma.us/sites/g/files/vyhlf5146/f/alerts/little_harbor_golf_course_promo.pdf)  
 FRED Golf Revenue Graph: <https://fred.stlouisfed.org/series/REVEF71391TAXEPT>  
 Conservation Preservation Coalition CR: <https://www.communitypreservation.org/conservation-restrictions>  
 Greenseal Website: <https://certified.greenseal.org/>  
 Phase I Environmental Site Assessment: [https://en.wikipedia.org/wiki/Phase\\_I\\_environmental\\_site\\_assessment](https://en.wikipedia.org/wiki/Phase_I_environmental_site_assessment)  
 Massachusetts General Laws 21E: <https://malegislature.gov/laws/generallaws/parti/titleii/chapter21e>

### Frequently Asked Questions (FAQs):

1. Why are the owners selling Little Harbor Country Club (LHCC)?
  - a. The current owners want to retire
2. Why is the Town interested in purchasing the LHCC property?
  - a. Primary goal is for the Town protect the existing open space in perpetuity, preventing any development
  - b. Secondary goal is to continue the operation of the golf course, as long as it is self-sufficient and not a financial burden on the Town
  - c. Third goal is to have flexibility for other recreational activities on the property, if the golf course is abandoned
3. How much will it cost to keep the LHCC property as open space?
  - a. Purchase price is \$2,300,000, for the land, buildings, machinery and equipment, with up to another \$300K needed for closing requirements.
4. Was an appraisal done on the property and golf maintenance equipment?
  - a. Yes. Mass Audubon had an appraisal done in November, 2020, which stated ultimate value appraisal was \$2,375,000 for the land and buildings. This appraisal is currently being updated. A separate appraisal was done on the equipment which was \$200,000.
5. How will the Town fund the purchase of the LHCC property?
  - a. CPA funding of \$1,000,000
  - b. CPA bond of \$1,000,000 over 10 years
  - c. Up to \$600,000 through either free cash, bond, grant, or other funding opportunities, to be determined by the Town Administrator.
6. Will the purchase of the LHCC property impact the Town's tax rate?
  - a. No, the purchase of the LHCC property will not impact the Wareham tax rate.
7. What is a conservation restriction?
  - a. A conservation restriction (CR) is a legal agreement that will ensure permanent protection of the open space, which must be held by a third party.
8. What organization would hold the conservation restriction?
  - a. The Town is currently in discussions with multiple qualified third parties regarding their being the holder of the CR.
9. How many rounds of golf are played at LHCC annually?
  - a. In 2021, there were 22,921 rounds of golf played at LHCC.
10. How has LHCC performed financially?
  - a. Over the last 16 years, LHCC averaged gross revenues of \$655,951 and a 5% gross margin
11. Will the public be able to review the financial statements from the golf course once the Town owns it?
  - a. Yes, all Town revenue, expenses and capital outlays will be public information.
12. Are the pesticides and fertilizers used at LHCC bad for the environment?
  - a. No, LHCC uses approved pesticides and fertilizers, and conducts soil testing on a regular basis. The Town is working with Greenseal to verify this with a Phase 1 21E site assessment.
13. Who will be responsible for the day-to-day operations of the course?
  - a. The Town will issue an RFP for a qualified golf course management company to run the day-to-day operations of the course.
14. Will the golf course employees be considered Town employees, eligible to receive the Town employee pension and insurance benefits?
  - a. No. All golf course staff will be employees of the selected management company.
15. Who will be the main point of contact within the Town to interface with the golf course management company?
  - a. There will likely be a Golf Advisory Committee, but the Town Administrator is ultimately responsible.
16. Will the purchase of the LHCC property jeopardize the 'residents only' status of LH beach?
  - a. No, the Little Harbor Beach 'resident only' status will not be affected.

Additional questions and more detailed answers are available at this link...<https://xxxx.com>

Links:

Town Brochure: [https://www.wareham.ma.us/sites/g/files/vyhlf5146/f/alerts/little\\_harbor\\_golf\\_course\\_promo.pdf](https://www.wareham.ma.us/sites/g/files/vyhlf5146/f/alerts/little_harbor_golf_course_promo.pdf)

FRED Golf Revenue Graph: <https://fred.stlouisfed.org/series/REVEF71391TAXEPT>

Conservation Preservation Coalition CR: <https://www.communitypreservation.org/conservation-restrictions>

Greenseal Website: <https://certified.greenseal.org/>

Phase I Environmental Site Assessment: [https://en.wikipedia.org/wiki/Phase\\_I\\_environmental\\_site\\_assessment](https://en.wikipedia.org/wiki/Phase_I_environmental_site_assessment)

Massachusetts General Laws 21E: <https://malegislature.gov/laws/generallaws/parti/titleii/chapter21e>