

Ranch House Coalition – Core Action Team Meeting Minutes

August 3, 2010

The meeting was called to order by President Kala Pearson at 4:00 PM at the M/R Fire Station. Attendance: Kala Pearson, Frank Greene, Janet Aniol, Bob Bruno, Lee Waller, Marie Kraetz, Walter Miller, Norma Dieffenbach and Jeannette Estes.

The purposes of the meeting:

- to determine if the Coalition's original purchase offer of \$500,000.00 to the current owners of the Ranch House and B. C. Golf Course was to remain at \$500,000.00 .
- to discuss various options of financing, for this Purchase.

Also, during the meeting, a consideration was presented: lease with the option to purchase the restaurant and golf course for 18-24 months. An escape clause would be included in this offer. Presently, the owners have said they are not interested in leasing; they want to sell the Ranch House and the golf course.

Many suggestions/ideas were brought to the table for discussion regarding financing: County Recreational District (which is a tax), Tax Allocation Bonds, Private Bonds, Revolving Fund Loans, Tax Increment Program and Membership dues.

Willingness vs. Ability:

Concerns expressed: 1) Values of properties, especially those adjacent to the golf course have decreased considerably and 2) monetary support from the community (the current economic situation and its' negative effects.)

Positives Expressed: 1) Having the Ranch House and Golf Course back in business, property values, in time, will return and 2) if families will donate according to their means, the Project has great potential.

It is to our benefit, if the Coalition can purchase/lease the properties before October 2010 as they would still be "grandfathered". Costs would be considerably higher, after this date, as the USGA's new requirements for Golf Courses would have to be implemented (environmental, etc.). The Ranch House repairs, etc. would also be affected. Kala mentioned that water rights stay with the properties when the properties are sold.

The Coalition discussed making an offer to the current owners to pay half of the Appraisal costs and how the Coalition would fund the appraisal.

The Core Team agreed that the current offer to purchase the Ranch House and Golf Course from the owners for \$500,000.00 is “our best and highest offer”. If the owners agree to an appraisal, the Coalition can re-negotiate an offer subject to the Appraisal.

The owners’ offer to the Coalition to purchase these properties was \$1,000,000.00 with reduced water rights and was made informally through conversation with Rick Rosenzweig. A reduced price was alluded to by Joel Gilgoff in recent correspondence: *“What they are looking at is severing a portion of the water rights from the golf course (just keeping enough with the course to maintain the operation of the course) and selling those rights for a fairly significant amount. The amount of the water rights sale could dramatically reduce their asking price for the course and restaurant.”*

We enjoyed pizza during our meeting; thank you Kala and Frank.

With no further business, the meeting adjourned at 6:45 PM.

Respectfully submitted,

For Janet Aniol, Secretary