

# Ranch House Coalition Project Status Report

Beaver Creek Community Development Corporation  
RHC Community Development LLC

May 2011



# Beaver Creek Community Development Corporation

**An Arizona  
Private  
Not-for-Profit  
Corporation**

***AN ECONOMIC ENGINE for  
BEAVER CREEK COMMUNITY  
ECONOMIC DEVELOPMENT***

***CREATING:***

- ***JOBS***
- ***SMALL BUSINESS DEVELOPMENT***
- ***ECONOMIC SUSTAINABILITY***
- ***OPEN SPACE RECREATION***



**Socio-Economic Focus  
Integrating Social & Economic Solutions**



# Ranch House Coalition Project Goal

- **Ownership and Restoration of the Ranch House Restaurant and Beaver Creek Golf Course as COMMUNITY OWNED & CONTROLLED ASSETS**
  - Cultural Preservation
  - Restore Property Values
  - Restore Quality of Life
- **Contribution to the Economic Development goals of the Beaver Creek Community:**
  - Creating Jobs – Small Business – Sustainable Communities

# RHC Community Development LLC



- A limited liability corporation providing private investment funds for loan guarantees specifically for the purchase and associated costs of the Ranch House Restaurant and golf course properties.

# Current Status

- What progress has been made since the previous milestone?
  - **Reduced Purchase Price**
    - From \$2.2 Million – \$1.7 Million Range TO \$970,000
  - **Negotiated, Agreed & Signed Purchase Contract**
    - Resolved Issues:
      - Contract Language Terms
      - Water Rights
      - Note Terms
      - Trust
    - New issues have risen?
      - Increased Escrow for purchase
      - Re-engaging the community membership drive
      - Economic Reassessment of Costs

## Current Status – Purchase Agreement

- Purchase Price - \$970,000.
- 20.5% Down
- Approx. 110 acre of golf course /open space consisting of 8 Parcels and all buildings. Purchased in “as is” condition
- All water rights.
- Seller Note at 5.5% Simple Interest
- Payment Terms:
  - First 6 months no payment;
  - next 18 months at \$1,500/month;
  - years 3 & 4 at \$3,000/month; and
  - year 5 at \$5,000/month.
- Free of all property tax liens and other encumbrances for clear title

# Initial Human and Financial Capital Source

Local and surrounding community through **MEMBERSHIPS** with “Pay It Forward” benefits,

Ranch House Restaurant Coalition

Beaver Creek Community Golf Course Membership

LMPOA & Ranch House Coalition Volunteers

LMPOA – Lake Montezuma Beautification Fund

**PAID MEMBERSHIP COUNT 150 – TARGET 400**

## **Private INVESTMENTS**

RHC COMMUNITY DEVELOPMENT LLC

Project specific State and regional **GRANTS**.

**REVENUE** from sales.



# Public Private Partnerships

A 400 Membership Base

Individuals,

Families,

Businesses

Community Organizations

Land Owners & other Stake Holders



## Investment Capital – RHC CD LLC

The LLC's capital is deposited in five (5) year CDs which are then pledged as collateral for loan and bank lines of credit to BCCDC to be used towards the purchase.

RHC-CD, LLC's initial tender is 60 units at \$5,000 per unit. The founders of the Coalition have purchased the first 10 units.

Walter Miller, C.P.A. - LLC Managing Member

# Public Private Partnerships

**Local and state agencies have signed on to support and aide with public funding and permits.**

## **Identify & Partnered with Sources of Funding:**

State and Federal Discretionary funds Restoration costs.

AZ Commerce,

Economic Development Agency

United States Department of Agriculture

Community Development Block Grants

Improvement Districts

## **Grant Writing and Scoping Assistance**



# PRIVATE PUBLIC PARTNERSHIP

Cooperation from County Supervisor Chip Davis  
Yavapai County – Development Services  
Health Department  
Building Safety

Andy Tobin-Rep AZ,

NACOG, and

AZ Commerce Authority

State of Arizona Governors' Office

Working on  
State Senator Steve Pierce.

Yavapai County Assessors Office



## EXIT OPTIONS

**Formation of a Lake Montezuma Improvement & Recreation District & Ditch Association (Assessment districts to covering facilities maintenance and water ways)**

**A long term, low interest bank guarantee USDA-Rural Business Development loan,**

**Long term lease Golf Course & Club House**

**Sale of Business & Asset**

# Golf Course – Open Space

Immediate focus for Coalition volunteers is to cut and remove grasses and weeds, restore water to the lake and get water to the trees, shrubs & ponds

Initial planning stages,

ASSESS CONDITIONS & OPTIONS

Relying on industry experts and open space planners to advise and guide the process for 9 Hole – 18 Hole – Executive Course

Forrest Richardson - golf course architect - Jack Snyder protégée.

David Snyder & Carl Snyder (Jack's nephew & brother) Management

Gaylon Coates - Golf Irrigation specialist

Organizations & Planners of Community recreation and open space uses other than golf – Public Access to lake

Identify social – environmental – economic aspects

# Timeline

