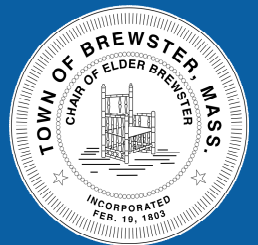




Public Forum #2: Update on Potential Town Acquisition of the Cape Cod Sea Camps

Brewster Select Board &
Brewster Town Administration

September 17, 2021





Forum #2 Purpose

- Update Brewster residents prior to Special Town Meeting (Sept. 25) & Special Town Election (Oct. 5)
- Present new information on changes since Sea Camps Public Forum #1 (Aug. 17)
 - Acquisition costs
 - Financing plans
 - Tax implications

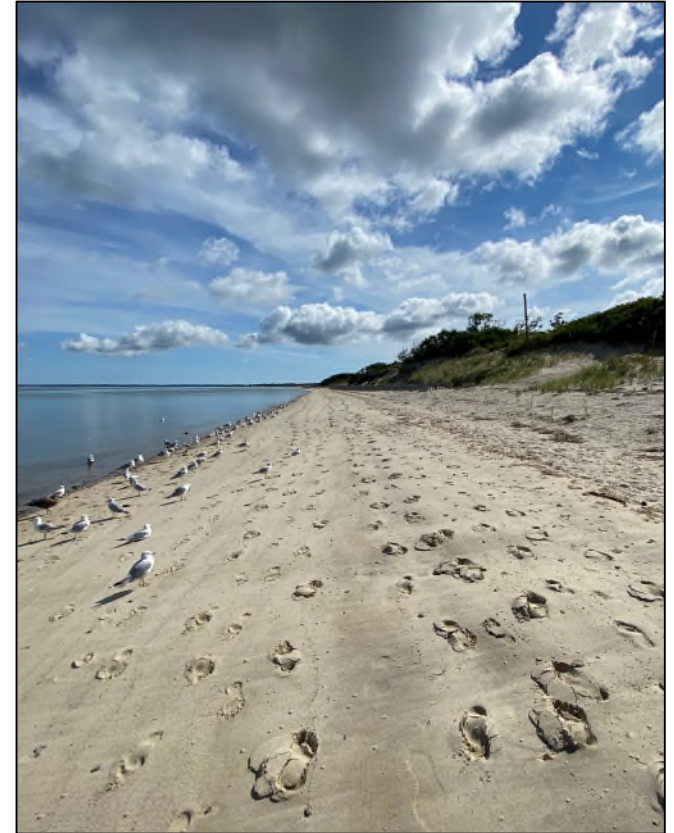


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Brief Recap of Events

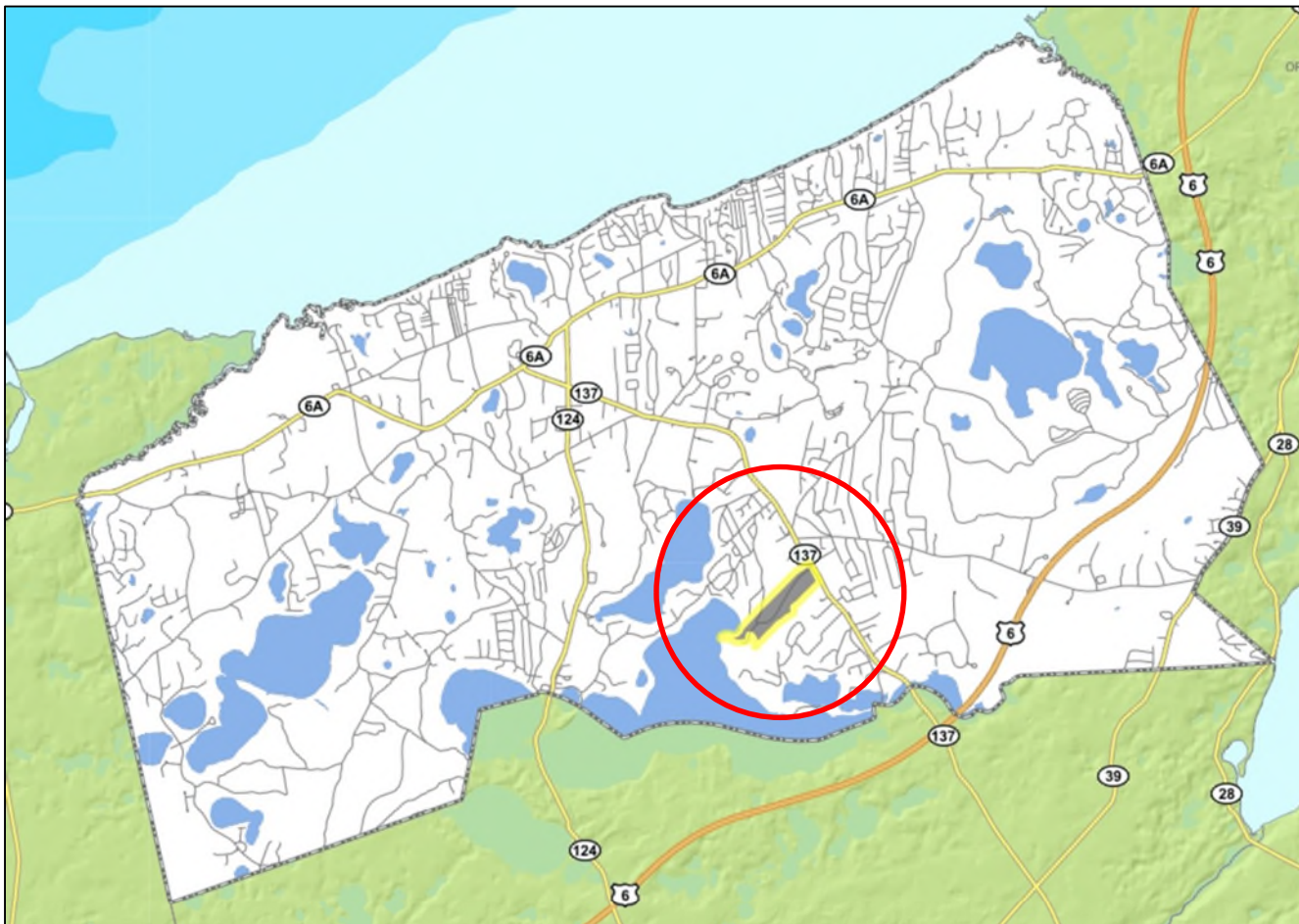
- The Sea Camps closed in 2020 and were offered for sale – creating an unexpected opportunity for the people of Brewster.
- The Select Board & Town Administration have analyzed Town acquisition since the closure.
- Town acquisition would:
 - Provide public access to two extensive waterfront properties,
 - Prevent private development &
 - Offer the public many benefits.



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Pond Parcel Acquisition (Warrant Article 1)





Long Pond Parcel–Overview

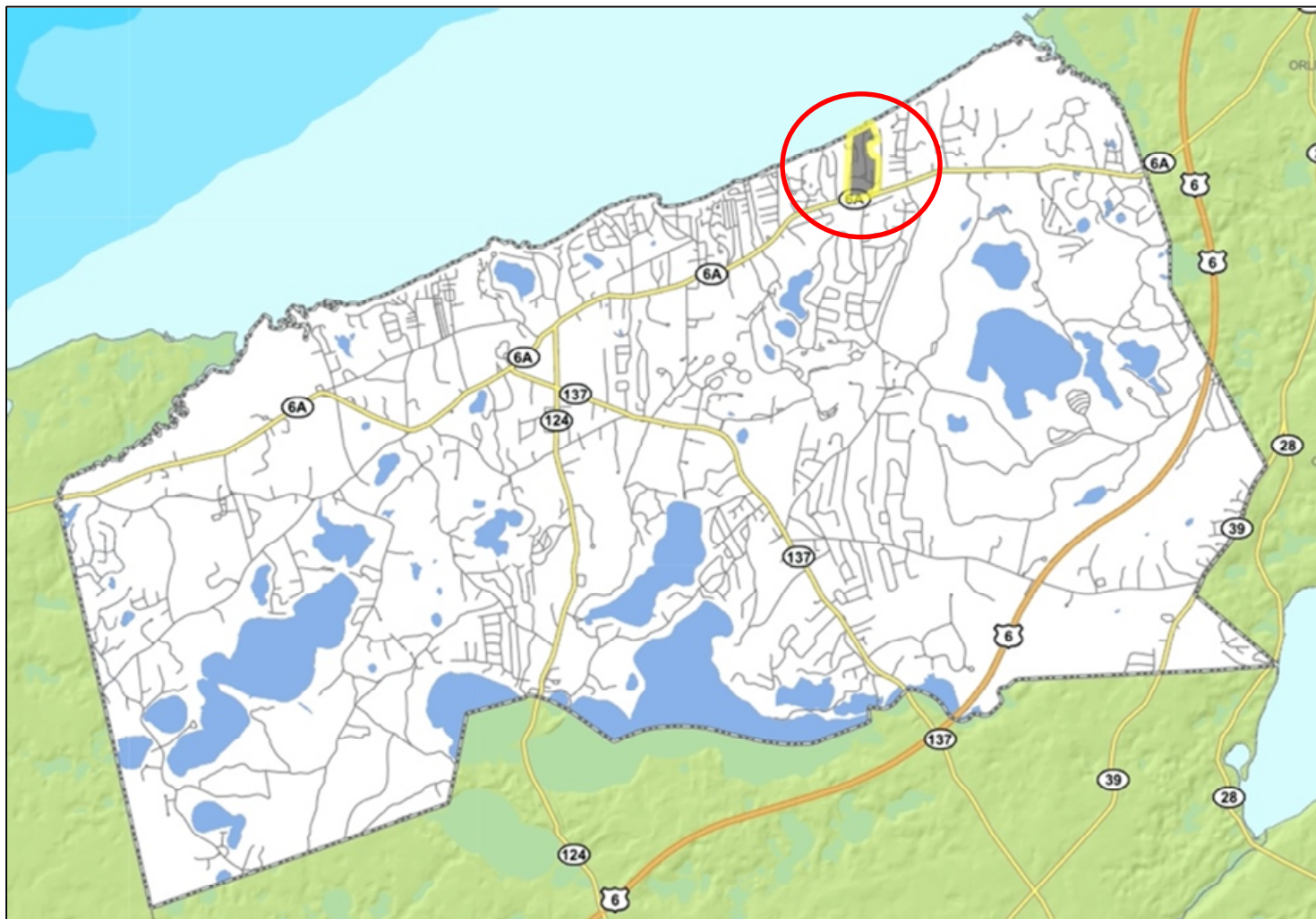
Address	500 W.H. Besse Cartway
Size	66 acres
Zoning	Residential Medium (RM) & Residential Rural (RR)
Zoning Considerations	About half of parcel is in Zone II (aquifer recharge area), Brewster Water Protection District & Natural Resource Protection District
Frontage	765 feet (Route 137)
Shoreline	~1,200 feet
Buildings	Undeveloped; equipment storage sheds & office



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Bay Parcel Acquisition (Warrant Article 2)





Bay Parcel—Overview

Address 3057 Main Street, Brewster

Size 54.7 acres

Zoning RM (Residential Medium Density)

Old King's Highway Historic District, soil conservancy district & wetlands

Frontage 824 feet (on Main Street)

Shoreline ~800 feet

Buildings More than 50 cabins, cottages, dorms & other structures

Utilities Town water, solar energy, some natural gas, 2 back-up generators



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Bay Parcel Facilities

- Administration building
- 50+ cabins, cottages & dorms
- Beachfront
- Boathouse
- Art center
- Basketball courts
- 9 lighted tennis courts
- 2 outdoor theatres
- Woodworking shop
- Maintenance building & garage
- Dining hall with commercial kitchen area
- Olympic-sized swimming pool with swimming pavilion
- Fields for soccer, lacrosse, baseball, archery, field hockey & other sports



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Town Public Forum #1 Summary

- Presented overview of Sea Camps properties
- Discussed how acquisition is aligned with Town plans including the Vision Plan
- Reviewed Select Board's & Town Administration's due diligence during previous 8 months
- Presented Town's bids on the properties, financing proposals, estimated tax rate impact & how Town might use properties



Town of Brewster



Cape Cod Sea Camps



Town of Brewster



Public Forum #1 Summary (Cont'd)

- Identified that the Town's primary goal was to reach a negotiated settlement with sellers (likely to be the least expensive path to acquisition)
- Reported that negotiations had "stalled"
- Explained that without a negotiated deal, the only way for the Town to acquire the camps would be by using eminent domain.

However, in late August the sellers indicated they wished to resume negotiating.



Pond Parcel Negotiations

The Town & the Sellers reached agreement that the Town would pay \$6 million for the Pond parcel, contingent on Town Meeting authorization and Town Election approval.



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Pond Parcel Negotiations (Cont'd)

Benefits of a negotiated sale include:

- Eminent domain is not needed to acquire this property.
- We know the final cost of the transaction, eliminating the possibility that it could increase through the eminent domain process.
- We have eliminated the financial risk for Brewster taxpayers of future legal costs and other related expenses.
- Public access will be possible sooner.
- We've eliminated the possibility of private development.



Town's Proposed Financing Plan for Long Pond Parcel Purchase

As proposed, the Pond parcel purchase will have no impact on property tax bills.

Proposed Financing Plan for \$6 million purchase:

Brewster Conservation Trust contribution:	\$1.75 million
Massachusetts Audubon Society contribution:	\$1.5 million
Brewster Water Department (Retained Earnings):	\$250,000+
Free Cash (available Town financial reserves):	\$1.75 million
Short-term debt (existing Town levy capacity):	\$750,000



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Bay Parcel Negotiations

The Town & the Sellers reached agreement that the Town would pay \$20 million for the Bay parcel, contingent on Town Meeting authorization and Town Election approval.

Like the agreement on the Pond parcel, this negotiated agreement provides numerous advantages for Brewster taxpayers including the opportunity to acquire this property at the lowest possible cost.



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Town's Proposed Financing Plan for Bay Parcel Purchase

Proposed Financing Plan for Purchase

Debt exclusion:

\$20 million (30-year, level debt)

Potential Measures to Reduce Town Costs

Massachusetts Audubon Society:

\$1 million

Private donations:

\$800,000+



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Cost of Negotiated Agreements to Purchase Both Sea Camps Properties

1. Agreed upon sale prices (contingent on Brewster voter approval)

- Long Pond Parcel: \$6,000,000
- Bay Parcel: + \$20,000,000
- **TOTAL COST** **\$26,000,000**

2. Deduction of pledged contributions and donations

- Total Cost: \$26,000,000
- Available Town Funds: – \$2,750,000
- Private Contributions: – \$3,250,000 (Long Pond only)
- **BALANCE:** **\$20,000,000**

3. Financing proposal for balance

- Excluded Debt: \$20,000,000 (Bay Parcel)



Impact of Proposed Negotiated Agreement on Brewster's Tax Rate

Impact of Town financing \$20 million (30-year, level debt):

- Tax rate would increase: \$0.25 per \$1,000 assessed property value*

If your home value is:	Your property tax bill would increase by this amount ANNUALLY:
\$400,000	\$100
\$500,000	\$125
\$600,000	\$150
\$700,000	\$175
\$800,000	\$200
\$900,000	\$225
\$1,000,000	\$250

* Tax rate would increase an additional \$.02 per \$1000 to account for loss of Sea Camps property taxes



Actions That Could Reduce Town Costs or Generate Revenue

■ Potential Partnerships

- Brewster Conservation Trust
- Massachusetts Audubon Society
- Trustees of Reservations
- YMCA Cape Cod
- Others

■ Private Donors

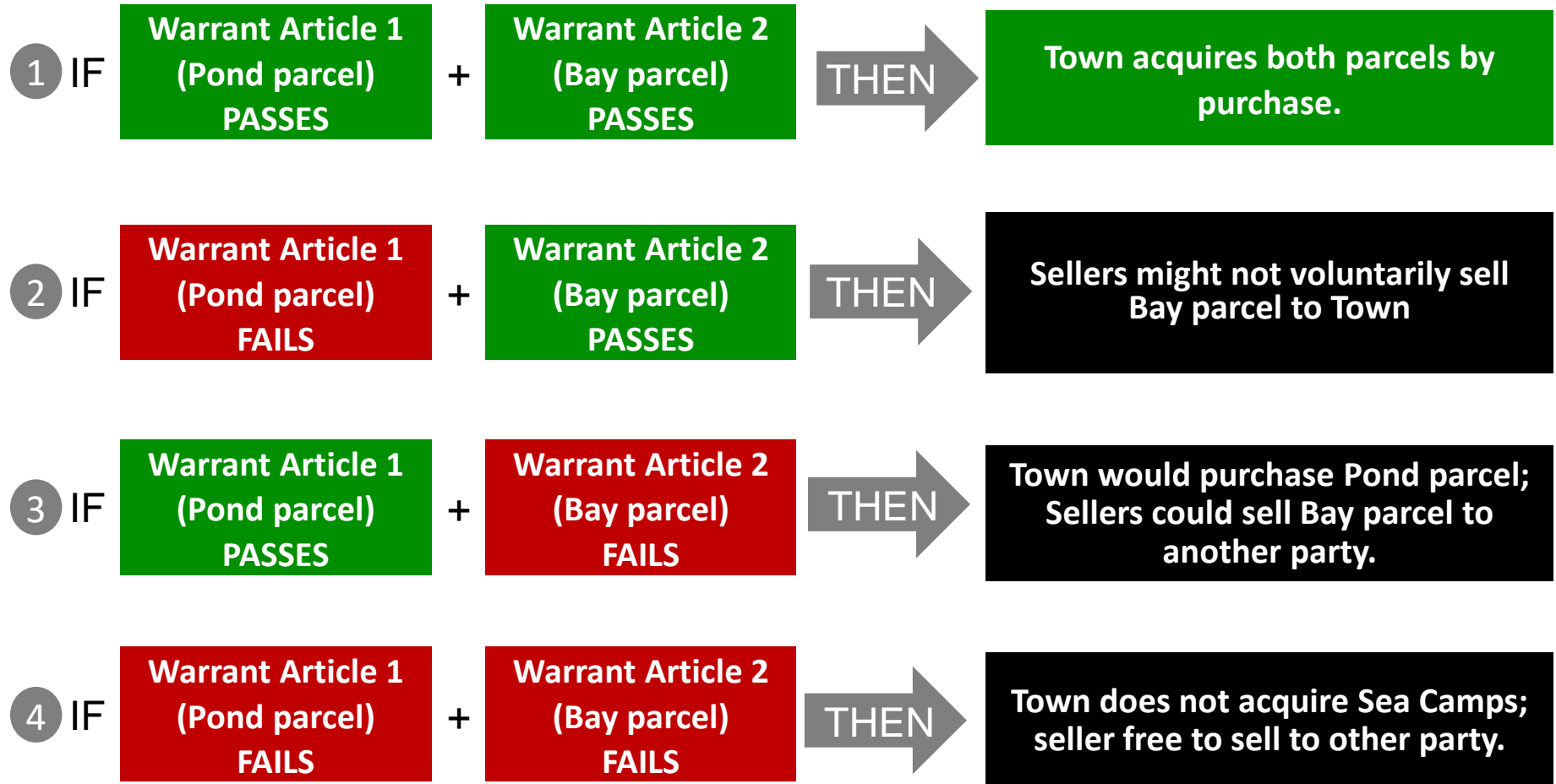
■ Community Preservation Act funds

■ Potential Revenue Generation





Property Acquisition Scenarios





Special Town Meeting – Sep. 25

Special Town Meeting: Sat., Sep. 25 at 10am (check-in begins at 9am)

- Brewster voters will consider 3 warrant articles concerning acquisition of the Sea Camps properties for public use.
- Unlike last 2 outdoor town meetings, a tent will not be in place.
- Child-care will be available for children 5-12 years old.



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Special Town Meeting Warrant Articles

- **Warrant Article 1: 500 W. H. Besse Cartway (Pond Parcel) Acquisition 2/3 Majority Vote**
 - To authorize the Select Board to acquire the parcel of land identified as the Cape Cod Sea Camps Long Pond parcel for public purposes.
 - Authorize the Town to raise, appropriate or borrow the sum required.
 - Authorize a debt exclusion from Proposition 2 ½ subject to local election vote.
- **Warrant Article 2: 3057 Main Street (Bay Parcel) Acquisition 2/3 Majority Vote**
 - To authorize the Select Board to acquire the parcel of land identified as the Cape Cod Sea Camps Bay parcel for public purposes.
 - Authorize the Town to raise, appropriate or borrow the sum required.
 - Authorize a debt exclusion from Proposition 2 ½ subject to local election vote.
- **Warrant Article 3: Operating Expenses Simple Majority Vote**
 - To authorize use of \$200,000 from free cash for operating expenses.



Special Election – Oct. 5

- To acquire these parcels voters must approve both an appropriation and a debt exclusion.
- Brewster will conduct a Special Election on Oct. 5, from 7am to 8pm at Brewster Baptist Church.
- Two debt exclusion questions will appear on this ballot.
- Proposition 2 1/2 limits the amount of increased debt a municipality can add in a certain year; a debt exclusion allows us to temporarily increase the upper limit of debt so we can take on more debt temporarily for a specific project.
- Vote-by-mail ballots are available.
- The ballot questions require simple majority votes to pass.



Short-Term Property Operations & Maintenance

Preliminary estimated annual operating expenses*

■ Insurance	\$60,000
■ Facility Management	\$15,000
■ Security	\$10,000
■ Septic Testing/Maintenance	\$35,000
■ Utilities	Unknown
■ Grounds Maintenance	Town staff

* Subject to further refinement; does not account for active uses of sites or facilities



CapeCodFieldTrips.com



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Long-Term Property Operations & Maintenance

Long-term Property Operations & Maintenance will include:

- Assessing buildings & facilities
- Considering site design and improved road access
- Examining potential disposition of some buildings

Master Planning will look beyond just the Sea Camps properties.

- It will consider best uses of other Town properties including Spruce Hill, the Robinson property, the Council on Aging building, and Town Hall.



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Determining the Future Town Uses for the Sea Camps Properties

The Town will facilitate a public engagement process to shape the properties' future uses.

Possible Use Priorities May Include:

- New beaches & beach parking
- Creation of a community center
- Expanded active recreation
- Expanded passive recreation
- Conservation/open space protection; habitat & watershed protection
- Community housing
- Evaluation of partnerships & revenue-generating opportunities



Town of Brewster

A Master Plan for each parcel, informed by public engagement, will require Town Meeting approval.



Thank You to the Cape Cod Sea Camps Board of Directors

- On behalf of the Brewster Select Board and Town Administration, thank you to the Cape Cod Sea Camps Board of Directors.
- We are grateful the Sea Camps Board worked with the Town of Brewster to reach a mutually beneficially agreement.



CapeCodSeaCamps.com



Questions & Answers

