



MEMORANDUM

To: Mayor & Members of the Board of Alderman

From: Gerald Brown, Parks & Recreation Director

Date: January 4, 2021

Re: Paraclete Property

As you are aware, Al Moore contacted the Mayor in late Spring, 2020 to discuss the Paraclete Property located at 13270 Maple Drive. The property is approximately 10 acres, zoned R-1 Single Family Residential and is nestled within the Tappawingo Subdivision. There are 11 structures located on approximately 7 acres of the property in addition to a pavilion/gazebo and tennis courts. The remaining four acres are heavily wooded.

Mr. Moore approached the Mayor and asked if the city would have any interest in taking ownership of the property as the current tenant (Lindbergh School District), no longer has use for the facilities. The Mayor then directed me to look into the property and generate ideas for potential uses. After meeting with several contractors to discuss potential uses and renovation/demolition cost estimates, options estimates, options were presented to the City Administrator and the Mayor. Afterwards, I met with Mr. Moore and his family to discuss their vision for the property and to identify exactly what the family needed from the City of Sunset Hills.

After numerous discussions, the Moore family has requested that the city preserve the following structures: the carriage house, smoke house, chapel, renovated Admin facility, and the original chimney/footings from the Gresideck family home. The Moore family has offered to partner with the city in conjunction with the donation; the follow proposal outlines their intended contribution:

The Moore family will –

1. Demo (6) structures on the property (identified in red on the attached conceptual plan) and re-seed the areas where facilities were removed;
2. Renovate the carriage house and chapel (amount not to exceed \$225,000, cost estimate provided by contractor);
3. Reserve the right to name the property;
4. Provide minimal maintenance for (3) years – (not to exceed \$126,000 total)

- a. Utilities - \$18,500/year
 - Admin facility and Carriage house
- b. Grounds Maintenance- \$16,000/year
 - Mow grass every (10) days
 - include price of employee, equipment and hours.
- c. Facility Maintenance - \$7,500/year
 - includes personnel to check on facilities (1) week for vandalism, water damage, appearance of facilities.

The city would then agree to take ownership of the property and preserve the historical structures noted above (Carriage House, Smoke House and if possible, the original Griesdeck family house footings and chimney). The city will keep the admin facility and chapel provided the facility is being utilized, is in good condition and/or has value for the city. The city agrees to demo the original family home, attempting to save the footings and chimney for historical preservation.

While reviewing the proposal submitted by the Moore Family, I thought it might be helpful to provide a brief overview of the current park system. The city currently maintains:

- approximately 300 acres of (8) park areas
- Community Center
- Aquatic Facility
- Athletic Complex
 - (3) baseball/softball fields
 - (3) soccer fields
- Driving range
- (7) Shelters
- (8) Playgrounds
- (4) Tennis courts
- (2) Basketball courts
- (7) Miles of walking trails
- (5) Park restrooms
- (2) Disc golf courses
- (1) Fishing lake
- (1) Scenic overlook
- Run and/or provide over 50 special events/activities/camps every year

The current Parks and Recreation budget for 2021 is:

Expenses: \$3.3 Million

Revenue: \$1.4 Million

Residents have approved a ½ cent sales tax that generates approximately \$1.2 million which is currently being utilized to pay off the remaining debt on the community center and aquatic facility; typically, this fund will provide a few small capital items each year as well. This ½ cent sales tax is scheduled to sunset in 2026.

Based on the preliminary idea for a viable use of the property, here is a quick outlook if the grounds were to be used for a neighborhood historical preservation park setting. This plan has not been approved or reviewed by the Park Board; it is simply a conceptual idea at this time to provide the Board a potential use of the property.

Current Administration Facility: Renovate and utilize for rentals for meetings, conferences, parties, etc.

Carriage House: Renovate for potential historical meetings/museum. Potentially use the facility to house other historical items and showcase items to the public.

Create a walking trail connecting facilities on the property and add new historical features along the way for residents to enjoy.

Draft Budget for potential use

Capital items

Create walking trails/paths (concrete walk ways)	\$23,600	(Quote provided by Pioneer paving)
Renovate Admin facility into proposed use	\$50,000	(Quote provided by Mettler Construction)
Reseal/restripe parking lots	\$9,750	(Quote provided by Pioneer paving)
Park infrastructure (benches, drinking fountain, etc)	\$8,000	
Total	\$91,350	

On-going Expenses

General maintenance of the property (mowing, tree care, mulch, landscaping, etc)	\$24,500	
Utilities	\$29,800	
Personnel (2) additional staff needed to operate/facilitate new property	\$72,000	1 cleaning facility, 1 cutting grass/repairs
Facility/building Maintenance	\$10,000	
Total	\$136,300/year	
Deduct donation of \$42,000/year for first (3) years -	\$94,300 – first (3) years	

Proposed Revenue

Reservation (rentals, meetings)	\$25,000	
School trips, tours	\$8,000	
Potential Partnerships with Historical Society and/or foundation	\$10,000	
Total	\$43,000	

At this time, the Moore family is asking the Board to review the proposal above and to provide feedback on the potential acquisition of the Paraclete Property.

Please contact me with any questions.