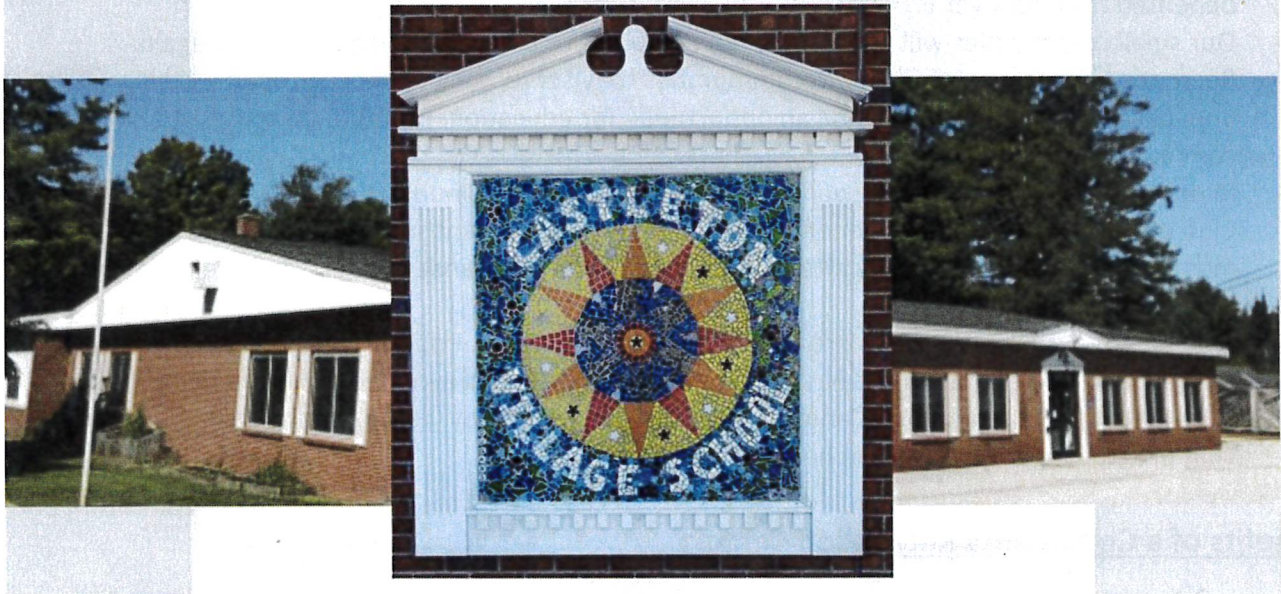


The towns of Castleton and Hubbardton should retain ownership of the Castleton Village School and repurpose the space for the benefit of all residents, all ages, all abilities and all interests.

GIVE REC A HOME

Keep CVS



A proposal:

**for the Castleton Village School to become
the Community Village Square
Home of the Castleton-Hubbardton Recreation Center**

**Respectfully submitted to:
The Castleton Hubbardton Ad Hoc Committee of the
Castleton and Hubbardton Select boards**

June 1, 2022

Community Village Square Home of the Castleton-Hubbardton Recreation Center

Two anchor programs, working side by side, to manage the building and programming provided to the community – the Castleton Recreation Department and the Boys and Girls Club of Rutland County.

The new Castleton Recreation Director and the staff of the Boys and Girls Club will utilize approximately 2/3 of the physical space; the classrooms and gymnasium will be utilized for delivering programming, and offices for the administrators of the Castleton Recreation Department (CRD) and Boys and Girls Club of Rutland County (BGCR). (BGCR).

The front 1/3 of the building is available for the proposed day care, including 5-6 classrooms, multiple offices, the nurse's office and front entrance. The day care would lease the space, paying rent to the town.

Why:

- CVS is a taxpayer funded town asset that the citizens of Castleton and Hubbardton have paid for and benefited from for over 65 years.
- Our small communities will never have the resources to build a building of this size again.
- Recreation Centers are an asset to communities they serve; they enhance property values, positively impact community youth, provide an opportunity for education, promote an active and healthy community, and beyond.
- In the past two years and in response to the needs of the community during Covid, the Boys and Girls Club of Rutland County has opened three additional sites in Benson, Orwell, and Castleton, increasing membership and average daily attendance 1000% from pre-pandemic periods. The community wants and needs this asset!
- There are approximately 13,162 residents between Castleton, Poultney, Fair Haven, Hubbardton, Benson, and Orwell that would need to travel to Rutland and beyond to enjoy the benefits and programming of a Recreation Center. (<https://vsgi.vermont.gov/data-release/2020-census-data>)
- That programming can occur right here in Castleton.

Benefits of a Community Recreation Center:

Property Value Enhancements: Numerous studies have consistently shown that recreation centers with well-run programming have a positive impact on residential property values. Economists call this phenomenon "hedonic value". (Hedonic value also comes into play with other amenities such as schools, libraries, police stations and transit stops.). Incidentally, even if the resident never utilizes the facility, its availability adds value.

Positive Impact on Community Youth: A vibrant community recreation center can have a stabilizing effect on the lives of young people. Classrooms and outdoor space can be rented for physical activities like dance, martial arts, yoga, basketball, gardening, and more. When youth are engaged and have a multipurpose space to be kids and have fun, that strengthens the community as a whole. Both the CRD and the BGCR will fulfill these roles.

Provide an Opportunity for Education: Classrooms and outdoors space can be rented and used by the CRD and BGCR to provide programming like help with homework, tutoring, music class, book clubs, job training, resume assistance, etc.; this enhances opportunities for children and adults.

Promoting an Active and Healthy Community: Classrooms and outdoors space can be rented or used by CRD and BGCRC for walking clubs, fitness programs, athletic opportunities, arts and crafts classes, gardening, and more, all of which promote a culture of physical wellbeing, mental health, and nutritional education.

How:

Estimated annual operating expenses of retaining the building are \$80,000 per year.

Revenue will be generated through rental income, membership and program fees, corporate and community sponsorships and grants.

Rental Income:

The towns of Castleton and Hubbardton should retain ownership of the building and host three tenants: The Castleton Recreation Department, The Boys and Girls Club of Rutland County, and ABC Early Education Family Child Care.

According to the real estate appraisal done by SVUUSD in 2020, the square foot rental is estimated to be \$5.00/square foot.

ABC Early Education Family Child Care would occupy approximately 1/3 or 7,700 square feet and would contribute approximately \$38,000 per year of rental income.

The Boys and Girls Club of Rutland County is a 501c3 and would contribute approximately \$24,000 annually of rental income.

Total Rental Income: ~\$62,000 per year

Membership and Programming Fees

Proposed Membership Cost Structure:

(Population of Castleton, Hubbardton, Fair Haven, Poultney, Benson, and Orwell is approximately **13,162**)

- Resident, Individual Membership: (Castleton and Hubbardton are considered Resident)
 - o Annual - \$200
 - o Annual, charged monthly - \$20/month (\$240/year)
 - o Month to Month - \$25
 - o Drop in/day pass - \$5
- Resident, Family (2 or more "members" in HH)
 - o Annual - \$300
 - o Annual, charged monthly - \$30/month (\$360/year)
 - o Month to Month - \$35
 - o Drop in/day pass - \$10
- Non-Resident, Individual Membership
 - o Annual - \$250
 - o Annual, charged monthly - \$25/month (\$300/year)
 - o Month to Month - \$30
 - o Drop in/day pass - \$10
- Non-Resident, Family

- Annual - \$350
- Annual, charged monthly - \$35/month (\$420/year)
- Month to Month - \$40
- Drop in/day pass - \$10

**The purpose of having a reduced annual rate is similar to that of local ski resorts; having annual commitments will allow the organization to better budget cash flow and attendance numbers.

Estimated Membership Income: \$80,525/year (see appendix A for details)

Programming and Other Income Opportunities:

- Gymnasium Rental (birthday parties, anniversaries, individual utilization) \$100-200/hr
- Classroom Rental (yoga classes, fitness, painting, art, etc.) \$25/hr
- Field Rental (club sports, pick-up, charity, etc.) \$75/hr
- Outdoor Court Rental (club sports, pick-up, charity, etc.) \$50/hr

**General liability insurance required, naming CVS as the insured with combined single limit coverage of \$1M per occurrence and \$1M in aggregate. Special liability release waiver in place of insurance, with special permission. Carry-in, carry-out required, including trash and cleaning.

Estimated Programming and Other Income: \$2,556/year (see appendix B for details)

Total Estimated Income: \$145,081/year

Enough to cover annual operating expenses and to save for capital improvements over time.

Additional opportunities available through grants; corporate and community sponsorships, fundraising, and more.

Conclusion:

The Castleton Village School is an enormous asset to the community that should be retained by the community, for the benefit of the community. Transforming the Castleton Village School into Community Village Square will enhance and strengthen Castleton and the surrounding communities. It would be a tragic mistake to sell this asset, during a time of financial stability and surplus, rather than take this opportunity to make a positive investment that will benefit the community for decades.

Currently, the town of Castleton is financially stable, Castleton will be receiving \$1,348,754.28 in federal funds as a result of the American Rescue Plan Act. Hubbardton will be receiving \$198,785.81. All with very few strings attached. There is no need to sell this asset.

The Castleton Recreation Department’s mission statement is “to improve the quality of life for all residents by continually developing a wide range of programs and leisure activities for all ages, income levels, and interests.” For over 40 years the Rec has offered popular, quality programs, without a physical space to call its own. Occupying the Castleton Village School will allow the Recreation Department to thrive and fulfill their mission to serve. Taxpayers recently voted “yes” to funding a full-time Director, *and* to keep the school; community members want the Rec to have a home too.

Castleton, Hubbardton, and the surrounding towns need a physical space for people to come together as a community for play, learning, and fellowship. We need to keep this asset in town ownership in order to build a more vibrant community, one that will attract new families and businesses to the area. This is a once in

lifetime opportunity that will not be available again. We will never have the resources to build a recreation center if we lose this opportunity.

Give us, the people who live and raise families in Castleton, Hubbardton, and surrounding areas, a chance to prove that we can do this for the community!

Appendix A

Estimated Income by Membership Type:

Resident Individual Annual Memberships:	100 @ \$200 = \$20,000/yr
Resident Individual Monthly charged annual memberships:	100 @ \$240 = \$24,000/yr
Resident month-month membership:	50 @ \$25/month = \$15,000/yr
Resident Drop in/day pass:	5/month @ \$5/day = \$300/yr
Resident Family Annual Membership:	100 @ \$300 = \$30,000/yr
Resident Family monthly charged annual membership:	100 @ \$360 = \$36,000/yr
Resident Family month to month:	50 @ \$35/month = \$21,000/yr
Resident Family Drop in/day pass:	5/month @ \$10/day = \$600/yr
Non Resident Annual:	100 @ \$250 = \$25,000/yr
Non resident annual charged monthly:	100 @ \$300 = \$30,000/yr
Non resident month to month:	50 @ \$30/month = \$18,000/yr
Non-resident drop in/day pass:	5/month @ \$10/day = \$600/yr
Non resident Family Annual:	100 @ \$350 = \$35,000/yr
Non resident family annual charged monthly:	100 @ \$420 = \$42,000/yr
Non resident month to month:	50 @ \$40/month = \$24,000/yr
Non resident drop in/day pass:	5/month@ \$10/day = \$600/yr
Total	\$322,100/year

25% utilization OR 255 Memberships	\$80,525/year
50% utilization	\$161,050/year
75% utilization	\$241,575/year

25% Utilization would equate to:

Resident:

25 Individual Membership, \$200 = \$5,000.00

25 Individual, annual charged monthly memberships, \$240 = \$6,000

13 Month to Month Membership, \$25/month = \$3,900

1 Drop in/day pass, \$5/month = \$60

Resident Family:

25 Family Annual Membership, \$300 = \$7,500

25 Family Annual charged monthly, \$360 = \$9,000

13 Month to Month membership, \$35/month = \$5,460

2 Drop in/day pass, \$10/day/month = \$240

Non-Resident, Individual:

25 Individual annual membership, \$250 = \$6,250

25 Individual, annual charged monthly, \$300 = \$7,500

12 Month to Month, \$30/month = \$4,320

1 drop in/day pass/month, \$10 = \$120

Non-Resident, Family:

25 Family, annual membership, \$350 = \$8,750

25 Family, annual charged monthly, \$420 = \$10,500

12 Month to Month, \$40/month = \$5,760

1 drop in/day pass/month, \$10 = \$120

Estimated Total Memberships: **255**

Estimated Total Revenue: **\$80,480/year**

Appendix B:

Additional Income Opportunities estimated revenue based on cost/utilization

Gym Rental – 3 hours / month $\$150 \times 3 = \$450 \times 12 \text{ months} = \$5,400/\text{yr}$

Classroom Rental – 5 hours / month $\$25 \times 5 = \$125 \times 12 \text{ months} = \$1,500/\text{yr}$

Field Rental – 5 hours / month x 7 months $\$75 \times 5 = \$375 \times 7 \text{ month} = \$2,625/\text{yr}$

Outdoor BBall Court – 2 hours / month x 7 months $\$50 \times 2 = \$100 \times 7 \text{ months} = \$700/\text{yr}$

Total \$10,225/year

25% Utilization \$2,556/year

50% utilization \$5,112.50/year

75% Utilization \$7,668.75/year

