



# Locust Valley Golf Club



Township Meeting: June 4th 2014

Time: 5 pm

Upper Saucon Township Building

Visit our web site [www.locustvalleyclub.com](http://www.locustvalleyclub.com)

# Hidden Treasure in Our Township.

- ▶ A famed Country Club with a rich past. (Arnold Palmer used to practice at this facility. Palmer's wife lived at the corner of Gun Club and Mill Road.)
- ▶ Designed by the same Architect that designed the legendary Saucon Valley Country Club Grace Course– William F. Gordon, ASGCA
- ▶ Committed employees that have long tenure at course
- ▶ Since taking over in August of 2012, rounds of golf went from 18,000 in 2012 to 27,000 in 2013

# Course Improvement to date



Repaired Maintenance Barn – Now insurable  
Took down old Manor House

# Course Improvements to date



- Repaired pavilion for outings
- Introduced wildflower fields on course as well as open space uncut areas



# Course Improvements to date



- 750 stumps removed from course
- Updated cart paths
- Repaired clubhouse so it could be insured



# Course Future

- ▶ What would be needed to make course a successful asset to community and residents
  - Tear Down Old Clubhouse–Did review with UST and it is too costly to repair
  - Build new clubhouse with a restaurant/banquet facility for both golf and general public.
  - Create driving range to make property a fully functional golf facility. Allow for college and high school tournaments.
  - Continued maintenance and improvements to the golf course.

# Current Layout





# Moving forward!

- ▶ We want Locust Valley to remain as a golf course.
- ▶ We are prepared to make significant capital improvements.
- ▶ As such, it will be an asset to the community and have a net positive financial impact on both UST and SLSD.
- ▶ In order to make this happen, and not turn it into a residential development, we need UST to help find a way to purchase the development rights for this property.

# Development Value & Course Value

- ▶ In 2009, an appraisal was commissioned by Upper Saucon township, Springfield Township and previous Golf Course Owners to review the potential township purchase of properties development rights.
- ▶ Independent Appraisal Company put the value on an easement for property as such:

As a development	\$6.9 mil
As just a golf course	<u>\$1.6 mil</u>
Easement Value	\$5.3 Mil

**Locust Valley Owner willing to take over 3 million less than appraised easement value and reinvest back into golf course.**

# Development Cost to UST & SLSD

**Buy Rite Plan:** Under current ordinances submitted by national developer  
91 homes UST - 65 town home Springfield (not included in figures)

## PENN STATE CALCULATIONS

Children Added to School District (91 homes)	117
Cost per child Southern Lehigh School District	\$16,667
Annual Cost to School District	\$1,950,039

Net Annual Impact to School District **\$528,316**

Net Fiscal Impact to Upper Saucon Township	\$ minimal
Loss of Annual Amusement Tax	\$ 25,000
• Loss of 12 to 15 local jobs	\$ ?
• Loss of 20,000 + people that support other local business	\$ ?
• Loss of real estate values around the golf course	\$ ?

- ▶ Calculations supplied by Penn State Agricultural Department
  - Financial Data Supplied by UST and SL School District

# Q:How to keep LVCC as a golf course?

## A:Open Space Referendum Fall 2014

- ▶ Fund purchase of development rights of Locust Valley and preserved golf course.  
.05% EIT tax over 7 years – Fix time and purpose

### Cost to UST Residents

Income Level	\$ Per Year	\$ per week
\$30,000	\$15	\$.29 Cents
\$50,000	\$25	\$.48 Cents
\$70,000	\$35	\$.67 Cents
\$90,000	\$45	\$.86 Cents

Development Annual Cost = **\$558,000 = .22 mil increase in taxes.**

# Heritage Conservancy wants to help!

<http://www.heritageconservancy.org/>

Based in Bucks County, PA, Heritage Conservancy is an accredited not-for-profit conservation organization that specializes in open space preservation, planning for sustainable communities, natural resource protection, property stewardship, historic preservation, adaptive reuse of existing structures, wildlife habitat restoration and biodiversity.

## **Open Space Planning for Municipalities:**

“We develop long-range strategies for permanent protection of your communities’ vital natural resources through writing open space plans and implementation, landowner outreach, grant writing and drafting of conservation easements, baseline documentation, and easement monitoring.”

- ▶ Will help with education of public on Referendum
- ▶ Will help with drafting of Easements and documentation

# Benefits to UST Residents

- ▶ Beautiful asset/open space preserved in the community.
- ▶ New dining and banquet venue in township producing additional tax revenue and employment
- ▶ Place of recreation for community residents
- ▶ Build junior golf program with special pricing for students and high school teams
- ▶ Continued College programs with Penn State and Desales
- ▶ Projected 30,000 to 35,000 rounds per year will generate additional revenue for local businesses.
- ▶ Saves residents property taxes overtime
- ▶ Positive financial impact to UST and SLSD vs. a new residential development.

# Summary

- ▶ Place Open Space Referendum on this November ballot for .05% increase in EIT tax to preserve Locust Valley as a golf course.
  - Defined project and timeline
- ▶ Open spaces such as parks and recreation areas can have a positive effect on nearby residential property values, and can lead to proportionately higher property tax revenues for local governments.
- ▶ Residents will actually save money while saving a beautiful asset in their community.

# THANK YOU FOR YOUR TIME.

- ▶ If you would like a copy of this presentation, please email [rashford@locustvalleyclub.com](mailto:rashford@locustvalleyclub.com)

[www.locustvalleyclub.com](http://www.locustvalleyclub.com)