

**MAURICE'S CAMPGROUND WORKING GROUP
COMMITTEE UPDATES JUNE 24, 2022**

OPERATIONS COMMITTEE

Michael DeVasto presented work to date concerning campground operations during the six years that the campground must stay in operation as required by the purchase and sale agreement. Representatives of this committee have worked with SCORE to develop a business plan and outline the most important components. Currently they are working on developing a matrix of criteria for guiding decisions on three options for running the campground:

- 1) Town leases the entire campground to an operator who will assume all responsibility and liability while paying the Town a fee.
- 2) Town hires a contractor to run the campground for the Town. Town assumes responsibility and liability but takes all profits.
- 3) Town employees run the campground.

DUE DILIGENCE ON CURRENT CONDITIONS OF THE CAMPGROUND

Jay Norton of the Department of Public Works presented a very thorough report on conditions at the campground. This report is available in its entirety through a different link on this website page and also on the Town website. Briefly though, no big surprises were found! Some structures and services will need updating in order to operate the campground for the next six years but this is not unexpected. With a detailed survey of existing conditions the committee will move forward to project costs of required upgrades.

CAMPGROUND FINANCES

Harry Terkanian and committee members have developed a scope of work for a Certified Public Accountant to review existing campground finances. A Request for Proposals has been published for this work and several accountants approached but, so far no accountant has agreed to do the work.

FINANCING THE PURCHASE

The Maurice's Campground Working Group continues to look at funding sources for the Campground purchase including a possible use of the Town's Community Preservation Act (CPA) funds to contribute some of the money needed. It is anticipated that the Select Board will make its decision about funding the purchase at its July 12 meeting. If CPA funds are requested, a State mandated deed restriction would have to be filed that restricted a portion of the land to used exclusively for the development of Affordable Housing. This use could be for year-round ownership or rental opportunities for working folks making no more

than 100% of the Barnstable County Area Medium Income. Elaine McIlroy shared news that Massachusetts Housing Partnership (MHP) will fund up to \$10,000 for technical assistance to further study the property as a whole.

Communications Group.

- We have had a table at the Farmer's Market 2 weeks now. We are agreed that even one good connection is worth while and usually there are more. I will post a "catch us at the Farmer's Market" on FB next week. Setting up a table at WES Fest tomorrow in the hopes of connecting with more of the younger members of the community.
- Heather presented the survey to date. 80 respondents so far. Mostly older home owners. Most were interested in learning the timeline of the purchase and what the financial considerations are. How much longer to run? We will run it one more week and send it out to some new places.
- Joan and Sharon attended a GrowSmart Cape Cod workshop. This is a collaborative effort between Housing Assistance Corporation and the Association to Preserve Cape Cod. Interactive maps were jointly generated using a variety of criteria to prioritize areas of land that should be conserved as open space and areas that might be prioritized for medium density housing. The area including Maurice Campground property is shown as "High Priority for moderate density housing."