

## Golf Course Committee

### Summary of meeting with George Fazio September 24, 1971

Committee members, Reed Shields and Don Brooks along with Mike Kundrat, golf professional at Silver Spring Country Club, toured the proposed golf course site with George Fazio, architect from Philadelphia. Mr. Fazio was impressed with the land site overall and determined that the amount of property is ample. However, he expressed concern that the parcel nearest Ridgeberry Road where the first tee, 9th green, 10th tee and 18th green, along with any club house facilities would be located, is of rather limited space. The property is only 950 feet wide at this point and would require careful design to contain the above mentioned.

Mr. Fazio told the committee that if a golf course is to be constructed and completed during the calendar year 1972 the following time table would be necessary:

1. The site should be completely mowed with a large rotary mower and the underbrush and trees under one inch in diameter should be cut with a bushhog this week or next. The purpose of this work is to allow possible construction companies to probe the ground in order to submit the lowest possible bid.
2. A contract with Mr. Fazio would have to be signed within thirty days. For this contract we would receive all the necessary designs and specifications by January to February 1, 1972. The preliminary fee for Mr. Fazio's work in this regard is \$25,000.
3. Bids for the construction would be taken and awarded by March 1, 1972 with construction to start April, 1972.
4. With normal conditions and good luck, weather-wise, construction would be completed around September 1972 with all seeding finished by Labor Day. In such an event the course would be playable the following summer.

Mr. Fazio also asked that our committee send him as soon as possible complete local maps of the property which Reed Shields agreed to obtain from Town Hall.

In reviewing the situation with Mr. Fazio the committee has tentatively agreed to inspect the Moselem Spring Country Club at Reading, Pa. on Monday, October 4 and consult with Mr. Don Furman the club manager and golf professional.

Mr. Fazio was in agreement with the committee that an 18-hole golf course championship length and design could be built on our site for \$600,000 or less. Much of this would be determined by the type of course we would request. In this figure would be included the construction costs, the architect's fee, maintenance equipment and a \$20,000 maintenance billing. It does not include any club house or pro shop facilities.

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The chairman talked with Mr. Nelson Denny, /the Connecticut National Bank on Friday, September 24 with regard to revenue bond financing of approximately \$600,000 for the golf course construction. The initial reaction was one of willingness to investigate the project further. It was Mr. Denny's opinion that once the project is proved to be feasible that the banks in our area would probably be willing to give us the necessary financing.

For what it's worth, he mentioned in passing that the CNB does not have any town of Ridgefield accounts at the moment.

The committee will meet Monday, September 27 with the Board of Selectmen and other interested parties for the purpose of discussing an eventual agreement with Hans Kraus.

Don Brooks