

# Fact Sheet

## Seacoast United Maine

### Proposed Freeport Facility

*As town residents and town officials prepare for a February 28, 2012, public hearing, this fact sheet has been prepared to briefly summarize conditions of the purchase & sale agreement between the Town of Freeport and Seacoast United Maine.*

1. On April 13, 2011, the Town of Freeport agreed in principle to sell to Seacoast United Maine, 12.4 acres located off the Pownal Road on which it will construct one indoor and one outdoor turf recreation field. The structure to house the indoor field will be a 60,000 sf one story building approximately 35 feet in height.
2. The sale is contingent upon Seacoast United Maine's ability to secure a zoning change and other permits as required.
3. In lieu of cash, the Town and by association RSU #5 will receive the following benefits:
  - a) 100 hours of free use of the outdoor fields annually;
  - b) 50 hours of free use of the indoor field annually;
  - c) The right to purchase additional hours at 80% of fair market rental value;
  - d) All hours of free use will continue for the useful life of the turf which is estimated at 20 years. At current market rates, the value of free use is estimated at \$508,800 based on a 20 year life expectancy. The Purchase and Sale agreement between the Town of Freeport and Seacoast United Maine requires that the turf field be kept in good condition;
  - e) In addition, the Town will lease an additional 3 acres of land to Seacoast for \$100 per year on which Seacoast will build a second outdoor turf field. The Town will have exclusive rights to the field 6 months each year (July 15 to January 15) and will retain ownership of the field should Seacoast ever cease operating in Freeport. The cost of constructing an outdoor turf field could be in excess of \$1 million depending on the site and excluding financing costs. This estimate was generated by Northeast Turf.
4. Seacoast United Maine is a non-profit corporation but has agreed to make an annual payment equal to what would be the real estate taxes on that property, which is currently estimated to be \$34,000 annually. Over the life of the agreement, the Town of Freeport is estimated to collect \$680,000 in revenue.
5. Seacoast United Maine will be responsible for maintenance of all facilities including both outdoor fields, the indoor field and associated parking facilities.
6. In exchange for the benefits detailed above, the Town of Freeport has agreed to improve, extend and maintain an existing gravel road which would provide access to the Seacoast Facility. The estimated cost for the improvements is between \$8,000 and \$10,000. The Town of Freeport will also expend approximately \$1,000 in additional legal fees and closing costs should the project move forward.