



CEDAR HILLS

Golf Course Options 2006

Initial Golf Course Goals

- 1.) Create Beautified Open Space
 - a.) Increase property values/Tax Revenue
- 2.) Create reservoirs for a city-wide Pressurized Irrigation System
 - a.) Conserve City culinary water supply
 - b.) Reduce long-term, overall water costs
- 3.) Provide additional recreation opportunities
 - a.) Golf Course play
- 4.) Provide Economic Development/additional revenue base for overall City services
 - a.) Projected revenue income beginning in year 11 (2014); later projection estimated year 8 (2011)



Current Reconfiguration Requirements

- Maintain a vibrant, viable 18-hole, 71-72 Par Golf Course
- Build a compatible clubhouse and restaurant within 24 months



Options

- 1.) Status Quo
- 2.) Alternate A – City Ownership
- 3.) Alternate B – Private Ownership



Status Quo

- Facts
 - Current Debt Service \$385,000
 - Approximately \$15.60 per household (2060) per month
 - City maintains ownership and operation
 - Continued efforts to increase net income
 - No additional development or reconfiguration



Alternate A1 – City Ownership

Sell 15 acres on hole #15 (requires subdivision)

[See Page 9](#)

- 4 acres to LDS Church
- 11 acres to paper development

Sell 3 Lots on hole #16

[See Page 10](#)

Sell 5 Lots in the “Grove” (west of the driving range)

[See Page 11](#)

Sell 13 Lots on Driving Range

[See Page 12](#)

New hole (#15) and cart path

[See Page 13](#)

Clubhouse Construction

Net Gain towards Debt Service

\$6.25 M

Remaining Debt Service

\$0



Alternate A2 – City Ownership

- **LIMITED OR NO HOA COOPERATION!**

Sell 31.76 acres on hole #13, #14, #15 (Plat H, Lot 206 Parcel 4 & 4A)

- 4 acres to LDS Church
- 27.76 acres to paper development
- Lots no smaller than 1/3 acre, max slope 20%

[See Page 14](#)

New holes (#13, #14, #15) and cart paths

2 holes in the “Grove” [See Page 15](#)

1 hole over pond 10 [See Page 16](#)

Clubhouse Construction

Net Gain towards Debt Service

\$3.95 M

Remaining Debt Service

\$2.30 M



Alternate B1-Private Ownership

Sell 31.76 acres on hole #13, #14, #15 (Plat H, Lot 206 Parcel 4 & 4A)

- 4 acres to LDS Church [See Page 14](#)
- 27.76 acres to paper development
- Lots no smaller than 1/3 acre, max slope 20%

New holes (#13, #14, #15) and cart paths

2 holes in the “Grove” [See Page 15](#)

1 hole over pond 10 [See Page 16](#)

Sale of Golf Course
Appraised Value

Total Minimum Bid

\$9.95 M

















