

FIREMAN'S FIELD TALKING POINTS

July 12, 2016

- Fireman's Field is comprised of 15.84 acres located between 20th Street and Nursery Avenue. The complex has distinct operations which includes the following:
 - Bush Tabernacle which is used as a skating rink, event venue and teen center.
 - Haske Field operated and maintained by Upper Loudoun Little League (ULLL) which includes a little league field and t-ball field along with accessory buildings.
 - Fireman's Field stadium which has been home to baseball teams from Loudoun Valley High School, Babe Ruth, American Legion and currently the Purcellville Cannons. The stadium has also been used for decades by Upper Loudoun Youth Football League (ULYFL) in the fall when they convert the baseball outfield to a football field.
 - Dillion's Woods which includes some of the largest remaining stands of oak trees in Loudoun County and also includes the performing pavilion, picnic shelter which has currently been removed for safety purposes and is in the process of being restored and picnic table pad sites throughout the wooded area.
 - Hard surface landscaped environmentally friendly parking spaces to support all of Fireman's Field operations and the Town Hall.
 - 9/11 First Responder's Memorial

- The Purcellville Volunteer Fire Department owned and operated Fireman's Field for more than fifty years when it decided to sell it to the Town of Purcellville in 2008.

- The Town purchased Fireman's Field for \$1.7 million. The note is held by the Fire Department and was financed at 0% interest for twenty years. The Town makes an annual payment of \$85,000 each year.

- The Fireman's Field parcel was appraised at \$3,283,200 in 2006 when the Town began working with the Fire Department to purchase it and had an assessed value of \$2,026,500 in 2007. **Note added June 7, 2017: Property was appraised on March 4, 2016, with an estimated "As Is" market value of \$6,100,000.**

- In order for the Town to purchase it at a lower value than the appraised amount and to make sure that the property would not be sold for future development, the Fire Department placed a large portion of the property in a conservation easement which included most of Dillion's Woods, the large ballfield stadium and the Bush Tabernacle. A copy of the map showing the conservation easement is included under *Attachment I*.

- The Fire Department placed Fireman's Field in a conservation easement with the Commonwealth of Virginia, Board of Historic Resources. This is a perpetual conservation restrictive easement. It is perpetual and cannot be extinguished by any process other than a judicial proceeding. The Fire Department received historic tax credits for this easement which they sold. There is significant case law that prevents a future or current owner from changing their minds and seeking the revocation of the conservation

easement. The point is that it cannot be undone at a later point if the owners change their mind. A copy of the conservation easement is included under *Attachment II*.

- The conservation easement covers the Bush Tabernacle, Fireman’s Field Stadium and the wooded area and open space to the east and south of the Bush Tabernacle. There is also a restrictive covenant on the parking lots which prohibits or limits development in that section. The area known as Haske Field which includes the little league field and T-ball field is located outside the conservation easement area and the restrictive covenant area.
- The Town has invested the following money in the acquisition and renovation of Fireman’s Field:

Purchase Fireman’s Field	\$1,700,000
Fireman’s Field Upgrades (field, parking & landscaping)	1,610,200
Bush Tabernacle Renovations	2,024,565
Stadium/Storage Upgrades	658,485
Emergency Floor Repair at Bush Tabernacle	<u>44,207</u>
	\$6,037,457

- Revenue/Funds received from County to help with Capital Projects:

County Funding	\$ 692,000
----------------	------------

- Revenue to Town from leases or agreements from Fireman’s Field:

County Lease of Fireman’s Field Stadium	\$ - 0 -
Bush Tabernacle Concessionaire Agreement	50,000 (direct & indirect revenue)
ULLL Lease of Haske Field	- 0 -

- Town’s current annual debt service for all of Fireman’s Field: \$ 284,245

- Since the entire property was funded with tax exempt bonds, the Town is limited from the revenue/leases we can collect from private operations. Regional government park organizations, county and state leases or agreements are potentially exempt from this requirement. We are currently at our maximum safe carrying lease amount with the Bush Tabernacle Concessionaire Agreement based on calculations performed by our bond counsel.

- Bonds/Notes we have on Firemen’s Field:

- 1) Note payable to Purcellville Volunteer Fire Department
- 2) Public Bond (13) refunding of SunTrust (08)
- 3) RBC (11)
- 4) Cardinal Bank (12)

- Principal outstanding for Fireman’s Field as of July 1, 2016: \$3,630,864
- Solutions or options pursued with Loudoun County:
 - Long term market value lease between Loudoun County and Town of Purcellville \$ 125,000 annually
 - Direct sale to Loudoun County \$5,200,000
 - Lease/Purchase
 - 10 year \$540,000 annually for total \$5,400,000
 - 15 year \$375,000 annually for total \$5,625,000
- Future Capital items we will incur:
 - Picnic Shelter - \$50,000
 - Replacement of skating rink floor in tabernacle - \$140,000
 - Upgrade and repairs to concession stand inside County lease area - \$30,000
 - Eventual upgrades to lights, fence and ballfield - \$100,000
- Annual direct expenses outside of Fireman’s Field lease area:
 - Debt - \$284,000
 - Building Maintenance - \$25,000
 - HVAC/Mechanical - \$17,000
 - Electrical - \$3,000
 - Landscaping - \$6,500
 - Seeding/Composting tree area - \$7,900
 - Tree maintenance - \$3,500 to \$10,000
 - Snow removal/mowing/parking lot maintenance - \$1,400
- Revenue collected on Fireman’s Field Service Tax District:
 - 3.5 cents per \$100 real property assessment - \$416,144