

ACQUISITION OF CAMP SEWATARO

TOWN ELECTION

JUNE 4, 2019

Camp Sewataro is a 44-acre property located at 1 Liberty Ledge in Sudbury. The property is used as a summer day camp, with numerous active and passive recreational activities, including swimming, tennis, basketball and kayaking.

The property is on the market, and the seller has accepted an offer from the Town to purchase the property for \$11,269,700. The purchase would be funded by borrowing a 20 year bond. The approximate tax impact for a \$745,653 home would be roughly \$148 per year (decreasing annually) with a total of approximately \$2,438 over the life of the loan.

The Selectmen's vision for the property stated in the Letter of Intent is to use the land for open space, recreation, preservation and other municipal purposes.

THE CAMP SEWATARO PROPERTY

- Priority for protection identified in the 2009-2015 Open Space and Recreation Plan.
- Located in a Residential A Zoning District.
- Property has potential for 31 home lots.
- Town Manager recommends contracting private operator to run camp for Summer 2020.
- The Camp's business and personal property are being donated to the Town as part of this transaction.



THE TIMELINE

MARCH 2019: The Town submitted a bid on the Camp Sewataro property by responding to their RFP.

APRIL 2019: The Town entered into a Letter of Intent with the property owner.

MAY 7, 2019 – TOWN MEETING: The property purchase was authorized at Town Meeting.

JUNE 4, 2019 – TOWN ELECTION: A majority vote at the ballot is required in order to authorize spending.