

March 13, 2015

Ocean Beach Youth Group Board of Directors:

We are pleased to present you with the following document outlining the parameters for the Windswept renovation project. This document represents a joint effort between the Board of Trustees of the Incorporated Village of Ocean Beach ("VOB") and the Windswept Renovation Committee ("the Windswept Committee").

The Windswept Committee was formed in September 2014, at the request of the community in an effort to bring together a cross-section of Village residents to guide the renovation of Windswept. The committee is led by Maria Silsdorf and Judy Steinman, both long time Ocean Beach residents and homeowners, and also includes Chris Norris (construction specialist); Joe Speranza (Chairman of the Planning Board / Architectural Review Board and a Windswept neighbor); Joel Silverberg (designer); Todd Pavlin, Patty Brahe, and Melanie Little, all representing Ocean Beach Youth Group ("OBYG"). In addition, Trustee Matt Blake and Deputy Mayor Greg Pace serve as members of the committee and to facilitate communication between the Committee and the BOT.

OBYG has extensive fundraising opportunities beyond the tax base of Ocean Beach and has expressed interest in harnessing those financial resources in an effort to renovate Windswept in a more cost-effective and efficient manner than VOB, a public entity, is able to pursue. Windswept will serve as a home-base for OBYG while camp is active, and will be available for the use of the community at large throughout the summer and the entire year. After hundreds of hours of combined efforts, the BOT and the Windswept Committee have developed a set of parameters by which OBYG can take the lead in renovating the Windswept building (see attached). Arriving at these recommendations was not an easy job, but we feel this plan provides OBYG the opportunity to take the lead in this renovation project while safeguarding taxpayer monies and VOB property.

We faced many issues and challenges in the development of our recommendations, some of which we will briefly outline here:

- ❖ VOB is pursuing FEMA funds that will result in \$800,000-\$1.5M for the restoration of Windswept. This range is based on the amount of funds requested, and the percent historically paid out on those requests. This money is available solely to VOB but will be forfeited if the redevelopment is done by a private party, i.e., OBYG. If VOB turns over the renovation project to OBYG, certain assurances must be in place to justify and protect taxpayer monies given the surrendering of FEMA funds. This leads us to require OBYG to obtain a surety bond, based on a construction contract that must incorporate a complete set of construction documents presented by a licensed General Contractor or Construction Manager. OBYG would also be required to follow normal VOB procedures and obtain approvals and permits from all VOB boards as would any other applicant interested in doing development and construction in Ocean Beach. VOB itself follows the same procedures on its own development and construction projects.
- ❖ OBYG has requested a one-dollar per season, long-term lease for use of Windswept once its renovation is complete. VOB will offer such a lease but will require annual documentation that quantifies the benefits to Ocean Beach taxpayers in order to be in compliance with State and Federal regulations. The lease will require OBYG to furnish a complete financial audit indicating scholarships and discounts to VOB residents, etc as well as certification of its status as a non-profit organization authorized to care for children as defined by New York State. This documentation has been included in past leases and we believe it is not onerous on OBYG to provide.
- ❖ Although OBYG will be the main occupant of Windswept during camp season, the building and grounds, including the bay front, will be accessible to the community at large even while camp is active. This will include under-building storage for small crafts and unobstructed access to a boat-launch, etc. Additionally, Windswept will be more widely available to the community year-round when camp is not active.

While the above issues presented challenges, we believe we have arrived at a plan that satisfies the requirements of VOB while providing OBYG a mechanism to privately fund and oversee the redevelopment of their historic home base. We, the Board of Trustees and the Windswept Committee, strongly suggest that OBYG act on this final offer so that fundraising, planning and construction can proceed as expeditiously as possible.

Respectfully,

James Mallott
Mayor of Ocean Beach

Maria Silsdorf
Co-Chairpersons of the Windswept Committee

Judy Steinman