

## **FAQ -- Acquisition of Bainbridge Athletic Club by the Bainbridge Island Metro Park & Recreation District**

### **What is the Bainbridge Park District purchasing?**

The Park District has a Purchase and Sale Agreement for the Bainbridge Athletic Club, including all buildings, grounds and assets, on Koura Road.

### **What would come with the purchase?**

BAC facilities include indoor sports courts (tennis, basketball, pickleball); multiple fitness areas for strength and cardio, with equipment; a multi-lane outdoor swimming pool with “free swim” area; multi-purpose activity rooms; and administrative office space and parking. The facilities total 53,000 sq. ft. of indoor and outdoor recreation space.

### **Why would the District want to buy the athletic club?**

During the Sakai Park planning process, the community expressed strong interest in developing an indoor recreation center with sports courts and other year-round amenities.

Acquiring an existing facility would be far cheaper than planning and building a new one, saving tens of millions of dollars for island

taxpayers and bringing a public rec center online immediately. It is also the environmentally sound choice, honoring the community's values of reusing existing resources rather than developing new ones.

The purchase would also allow the District to better fulfill our mission by providing new and needed year-round recreation opportunities for island residents and families.

### **What's the purchase price?**

The proposed purchase price is \$13.15 million, with closing conditioned on formal appraisals, due diligence and financing.

By contrast, developing new recreation facilities at Sakai Park was estimated in 2019 to cost \$52 million, now considerably higher because of rising building costs. Development of a brand new facility would take 5-7 years to complete.

### **How would the Park District pay for this?**

The Park District would issue municipal bonds to fund the purchase. The bonds would be paid for from current revenues and user fees generated by the recreation center.

### **Can the District afford this?**

Like BAC, a Park District recreation center would be a revenue-generating facility. It would operate under a model similar to

recreation centers in other communities, with a possible combination of monthly passes for families and individuals, drop-in fees for periodic users, fees for organized classes and instruction, and rental fees for clubs. This revenue would pay off the bonds issued to buy the buildings, and future funds would support ongoing operations and maintenance.

**What would happen to the club's current offerings?**

The Park District would continue most of the club's current programs. The District would look to add new programs for community use.

**You mentioned Sakai Park - how does this change planning and uses there?**

With the purchase of an existing recreation center, other uses could be considered at Sakai Park.

**What happens next?**

The Park District is beginning a due-diligence period that will include a thorough evaluation of the club physical facilities, formal appraisals, and a thorough review of club's operations and potential integration with the Park District.

