

Proposal Presented by
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Edge Sports has a 30 year land lease with Wellesley which they pay the landowner, which in this case is the town, \$250,000 per year with moderate increases overtime. Since the schools own all of the open public land in town, they would receive these funds every year. I can't source what the going rate is for renting land in Marblehead, but I will assume it is on par with Wellesley.

Edge Sports has a model of what programming needs to be in the buildings in order to generate money for the investors that they source. Rental rates are the highest for ice rink rental which is upward of \$300 per hour so their plan always includes at least 1 ½ or two rinks and a field house. Based on other Edge Sports Facilities options could be

- Indoor pickle ball
- Indoor field sports such as soccer, futsal, lax, basketball, volleyball(when one of the rinks is melted in the off-season)
- A return of "Lumpy Lanes"
- Indoor sports simulators for golf, soccer, and hockey
- Room rentals for birthday parties
- Onsite restaurant or snack bar
- Locker rooms
- A sports and conditioning company
- Physical Therapy
- Walking or indoor track surface

The space that they would like to build on is behind the High School as it will fit the rinks, a 50,000 square foot field house, 4 outdoor pickle ball courts, and 311 parking spaces. As with other contracts, things are negotiated such as lower rental or tax rates in exchange for the town having some free recreational hours for programming.

This would be an anchor business for Marblehead; supplying jobs and tax revenue with an enhanced opportunity for our small business owners to be supported by people from other towns using the space. Imagine an indoor pickle ball or ice hockey tournament with hundreds of people visiting Marblehead on a weekend. Our restaurants and retail shops will gain a lot more traffic.

So if we have an ice rink in town that we are not using the 2.2 Anderson gift for and 1 million gift for Reynolds field what will be done with 3.2 Million dollars? We use the money to repair Reynolds and Bud Orne Field so they can be utilized for practice fields for high school sports and youth sports. This will help field practices for the freshman baseball team which will be displaced by the new complex. This would include artificial turf on both fields, fixed drainage issues at Reynolds, proper lighting, a quality baseball diamond and scoreboard, and upgrading the dilapidated rink into a safe street hockey and futsal surface.

On a side note, a consideration for Marblehead Youth Hockey will need to be made. Although the land lease in Wellesley states the amount of hours that youth hockey can buy per week, it does not mention price. Currently MYHA pays \$255 per hour for ice rental in Lynn and Edge Sports charges \$300 per hour. Based on the average 500 hours of practice ice each season, this would force a \$25,000 increase for the league which would force a \$421 increase in tuition which is already at \$1700 a year per child. Since hockey is the only sport in town which is unsupported (fields for other sports are prepared by the department), I think it is only fair that this is gap is somehow made up with a portion of the 2.2 M Anderson Bequest. This is a huge undertaking but everyone wins. Marblehead Schools get additional

annual revenue that they say is desperately needed, the town gets a 32M dollar state-of-the art recreational facility, the hockey community will be satiated as they will finally get their rink, our small businesses will be supported, and we can be proud of our outdoor fields. The town doesn't have to build, manage or maintain anything, and our tax payers don't have to pay for it. The Anderson Edge Complex has a nice ring to it. Are you ready? I am.