

Memo

To: Finance Board

From: Stefan Massol

Subject: Discussion of legal expenses related to Belleview Biltmore Hotel and Golf Club

Memo Date: 8/5/14

At the request of the Finance Board, staff has reviewed the legal expenses incurred by the town since FY 2009-10 related to the Belleview Biltmore Golf Club

The town has been engaged in a variety of issues related to the Belleview Biltmore Hotel and Golf Club in recent years. The hotel issues have been primarily centered on either restoration or redevelopment of the property. The golf club issues have included the acquisition of the property, bidding processes, and executing agreements.

The Belleview Biltmore Hotel and Golf Club have each contributed significantly to the overall cost of legal services. Cumulatively, the hotel and golf course comprise 27% and 12% respectively of the town's total legal expenses over the past five years.

A detailed annual breakdown is provided on the next page.

Major factors for the hotel and golf club costs are as follows:

- 1) Hotel
 - a. The Community Redevelopment Agency effort
 - b. Review of zoning options
 - c. Litigation
- 2) Golf Club
 - a. Acquisition of the property
 - b. Short-term management agreement
 - c. Long-term lease agreement

If necessary, staff can provide a more detailed breakdown of other legal expenses, as well as greater detail on the hotel and golf expenses at a future time.

Legal Expenses by Category												
	2009-10		2010-11		2011-12		2012-13		2013-14		Total	
	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost
Hotel	19.7	\$ 3,940	82.60	\$ 16,520	292.50	\$ 72,490	77.60	\$ 20,670	232.70	\$ 60,649	705.10	\$ 174,269
Golf Club	-	\$ -	-	\$ -	-	\$ -	134.90	\$ 42,851	70.30	\$ 25,910	205.20	\$ 68,761
Other	330.50	\$67,823	373.10	\$ 74,083	533.30	\$ 114,265	275.20	\$ 61,639	198.90	\$ 42,106	1,711.00	\$ 359,916
Total	350.20	\$71,763	455.70	\$ 90,603	825.80	\$ 186,755	487.70	\$ 125,160	501.90	\$ 128,665	2,621.30	\$ 602,946

