

CONCEPT PLAN FOR THE MIKLUS TRAINING CENTER AT TASHUA KNOLLS

What is being proposed?

An indoor golf training facility to be called the Miklus Training Center (the "Center"). The Center is named in honor of long-time Golf Commissioner Don Miklus. It will be used to enhance youth golf training programs in Trumbull and the surrounding area.

Where will the Center be located?

The "old cart barn" located adjacent to the 10th tee box will be refurbished to serve as the Center. The structure has been deemed sound per the town engineer. It is currently only used for incidental storage in both the main area and lean-to area.

What are the benefits to the local golf community?

By introducing the youth population to the game of golf, younger players and their parents will be attracted to the Tashua Knolls facility from surrounding areas. By increasing the number of youth players, we will showcase not only the practice facility but the entire 27 hole layout.

What are the benefits to the Town?

- The Center will add to the quality of life in Trumbull and the surrounding area by enhancing youth golf activities. Besides teaching a skill that can be enjoyed for life, it is well recognized that golf teaches positive values, etiquette and behaviors that also last a lifetime.
- Cement the reputation of Tashua Knolls as the premier public golf facility in the region.
- Refurbishing the old cart barn will enhance an underutilized town property at little or no cost to the town or the Golf Commission (see proposed engineers rendition).

Where will the money come from?

Virtually all monies for creating and maintaining the Center will come from The Don Miklus Foundation whose purpose is to make meaningful contributions to area junior golfers. The Miklus Foundation is in the process of achieving 501(c)3 non-profit status.

How will the building be refurbished?

- The overall design and construction of the Center will be a collaborative effort between the Miklus Foundation and the Golf Commission.
- All design and construction costs will be borne by the Miklus Foundation. Town personnel will be used, as available, to assist in developing specific plans for the structure.
- Actual construction will be under the direction of the Miklus Foundation and the Golf Commission. Contractors will be selected jointly by them. Volunteer labor will be used as it is available.

Who will use the facility?

The Center will be used by the contracted golf management company for the benefit of the youth of Trumbull and the surrounding area, primarily to enhance existing youth golf training programs. Adult use may be permitted as deemed appropriate by the Golf Commission and approved by the Miklus Foundation.

How long will it take to complete the project?

The total time necessary to complete the Center is dependent on the ability of the Miklus Foundation to raise funds through its annual golf fund raising event and any grants and outside contributions which can be obtained. (The initial Miklus Foundation golf tournament raised \$10,000 net of expenses last year. This years' event is scheduled for August 3.) However, it may ultimately take several years for the Center to be fully completed so the project will be addressed in phases:

- Phase I: Refurbish the structure and prepare it for initial occupancy.
- Phase II: The incremental adding of equipment appropriate for a golf training center.
- Phase III: Making the structure suitable for year-round use, adding rest rooms and more sophisticated golf training equipment.

What equipment/facilities will be housed in the Center?

It is expected that the facility will ultimately include:

- A classroom, tables, chairs and associated audio visual equipment
- Putting Green
- Golf Nets
- Appropriate training aides for teaching the game of golf
- Video/Computer Swing Analysis equipment (Simulators)

All equipment will be donated by the Miklus Foundation and owned by the Golf Commission.

Who will maintain control of the Center?

The Golf Commission will operate and maintain control of the Center as per a written agreement with the Miklus Foundation. The written agreement is to be developed.

Will the Town incur any costs from the Center?

- Funding for initial interior refurbishing and future interior renovations will be the responsibility of the Miklus Foundation.
- The Trumbull Golf Commission will be responsible for:
 - Current utility costs (electric)
 - Maintenance of the building structure
 - Interior maintenance (including cleaning)

This policy can be reviewed at any time in the future if it is deemed such costs become excessive.

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- In the event that in the future the building is heated and water is supplied to the building, responsibility for utility costs (electric, water and heat) will be determined based on written agreement with the Miklus Foundation

Will the Center generate additional revenue?

It is not a purpose of the Center to generate additional revenue for the Golf Commission, its golf management company, or the Miklus Foundation. Most uses, especially for the foreseeable future, are expected to be extensions of current programs.

- If the building is used to enhance typical programs currently being held (i.e., those that are primarily held out-of-doors), such as use of the Center for classroom training or when it rains, there will be no additional cost to program participants and hence no additional revenue.

It is possible that new programs, yet to be determined, may ultimately result in modest additional revenue.

- Revenue from new programs that require the active involvement of the golf management company, such as birthday parties, winter or nighttime golf lessons or other programs yet to be developed will be shared by the golf management company, the Miklus Foundation and the Golf Commission based upon an agreement between those parties.
- It is possible that the Center's facilities, such as video/computer swing analyzers, may ultimately be available for public (adult and youth) use at a charge. Any revenue resulting from such potential future activities that does not require the active involvement from the golf management company will be shared by the Miklus Foundation and the Golf Commission based upon an agreement between those parties.