



PROPOSAL TO THE CITY OF WATERTOWN

Ives at the Park

Bringing Thompson Park Golf Course and Ives Hill Country Club together under one local operator.

27 holes	20 years	$250,000+
Under one operator, a first for Watertown	10-year lease plus two 5-year options	Guaranteed rent over the first 10 years

A first for Watertown

Both courses, together for the first time
Thompson Park and Ives Hill have never been run as one. This proposal brings them together under people who already run golf in Watertown.

27 holes under one operator
For the first time, the city will have 27 holes of golf under a single operator: more choice for golfers and one standard of care.

Preserving the Thompson Park Legacy

Thompson Park Golf Course is more than a recreational facility. It is part of Watertown's history, identity and community heritage. Our proposal ensures that the course will continue to carry the Thompson Park name, remain open to the public, and be professionally managed for future generations.

What the City gains

- **Steady, predictable income.** $25,000 a year in guaranteed rent.
- **Reinvestment in the clubhouse.** Cart sale proceeds and tenant investment go back into the facility.
- **Freed-up City resources.** Day-to-day operations handled by an experienced local operator.
- **Long-term stability.** A partner committed for a decade or more, not season to season.

Two Courses. One Stronger Golf Community.

Our management of Ives Hill Country Club creates a unique opportunity to strengthen golf in Watertown through coordinated operations across two established courses.

- **Shared resources.** Coordinated staffing, maintenance expertise, equipment and purchasing to improve efficiency and reduce costs.
- **Enhanced hospitality.** Our established restaurant and catering operations give golf events, banquets and community gatherings a proven advantage.
- **Expanded opportunities.** Tournaments, leagues, outings and special events across both facilities.
- **A stronger future.** A more sustainable operation that benefits both courses, local golfers and the Watertown community.

Each course will maintain its own identity, with Thompson Park Golf Course remaining a distinct, publicly accessible, City-owned facility.

Every golfer's destination for great food, great drinks and great play.

Flexibility

We want to build this with the City, not hand it a fixed package. Term, rent schedule, the capital plan and cart arrangements are all open to discussion so the final lease fits Watertown's priorities.

Commitments to the public

- Thompson Park stays a public course, open to daily play, under the Thompson Park name.
- City resident rate of [RATE] on greens fees.
- Annual report to Council on rounds played and improvements made.

Lease terms

Term	10-year initial lease, two 5-year options
Rent	$25,000/yr fixed for years 1–5 ($20,000 base + $5,000 property-tax fee), then up 2% a year
Investment	Tenant funds at least [$ AMOUNT] in course and clubhouse improvements in the first 5 years
Carts	Tenant supplies its own fleet; City carts sold, proceeds to clubhouse repairs
Equipment	Course equipment included; tenant maintains it
Utilities	National Grid and water in the tenant's name
Staffing	Employed by the tenant, not the City
Start	Ready to operate for the 2027 season

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