

Minnesota Swimming Grant Request

October 1st, 2013

From David Bentz

The Great Wolf Swim Team

Dear Grant Request Committee,

The Great Wolf Swim Team is planning on building an aquatic complex which will include a 50 meter X 25 yard competition pool along with a 5 lane 25 yard lesson pool which will double as a warm-up cool-down pool during 50 meter competitions. The lesson pool will be housed in a strip mall along with a health club and several restaurants. The 50 meter pool will be adjacent to the strip mall with an entrance that is common with the lesson pool. The 50 meter pool will be covered by an air inflated dome which will have the option of being removed during the summer months.

The competition pool will be built with the idea of holding USA Swimming meets and is being designed to accommodate the special needs that accompany those competitions. A part of the budget for the pool includes renting the pool to other teams to host competitions similar to what the Bluewater facility in Apple Valley is doing now. USA Swimming and particularly the Minnesota LSC will have first rights on which weekends they want to have competitions. We also anticipate hosting High School invitational meets and High School Sectional Championships.

We realize that 50 meter pools are rare in Minnesota and in demand so we plan to make our pool as available as possible for other teams and individuals to use. For instance, in the year leading up to the Olympic trials we will make the 50 meter course available for other coaches to come in with their athletes that either have OT cuts or are close to them and practice long course. This will be done in the early mornings, early afternoons and weekends that the pool is not scheduled for a meet. During the summer months we will make the pool available to rent during the week to other teams in two hour blocks. The 50 meter pool will always be set up for competitive swimming so teams won't need to worry about putting in lane lines or the pool being kept to warm to accommodate water aerobics, lessons or other needs.

One of the unique things about our pool is that we are locating it adjacent to a retired landfill in Andover MN. The State of Minnesota has granted us the rights to use the methane gas being emitted from the landfill. The methane will be used to heat the pool and dome thereby cutting our utility costs. We also hope to use the methane to power the pumps for the pool. What makes this site even more desirable is the demographics of the surrounding area. Andover is a young community with many young families and tons of children. North of Andover (about a mile north of the pool) is farmland which is being converted to new housing projects which will assure many years of young families and eligible young swimmers.

The Great Wolf swim Team has hired an architect to do a feasibility study, initial design plans and a rendering of the project. The costs of these professional services is \$29,500 broken down as follows:

Civil Engineering	\$2,800
Mech/Elec. Engineering	\$6500
Structural Engineering	\$3200
Architectural	\$12,000
Rendering	\$2500
Topographical Survey	<u>\$2500</u>
Total	\$29,500

The Great Wolf Swim Team will be doing a Swim-A-Thon to raise money for these fees and we are asking Minnesota Swimming for a grant in the amount of \$5000 to help us cover them.

The financing for the construction of the complex will come from a Real Estate Investment Trust (REIT) we are forming and selling shares in. The REIT will be responsible for raising a minimum of 30% of the funds and the remainder will be financed through the Northeast Bank. We are currently exploring SBA loans through the bank. Dave Bentz has been banking with Northeast Bank for many years building a solid relationship with them and has had several SBA loans for both equipment and real estate in the past.

Our committee has been exploring similar projects throughout the country to see how they operate, what the finances are like, does the venture show a profit or loss etc. Programs and pools we are currently investigating include the Bluewater facility in Apple Valley. The Schroeder pool in Brown Deer Wisconsin and the Nitro facilities in Austin Texas. The Nitro facility is the program that has the most similarities with our project in that they built a 50 meter pool and an adjacent lesson facility. According to the owner they had a positive cash flow beginning their first month of operation and have now built a second facility also with a 50 meter pool and lesson facility. We are planning a visit to their facilities in the next two months.

Our committee meets once per week and has acquired the services of a project manager who is coordinating all the different aspects of the project. As we continue on the path we will be adding various interested parties with a range of skills to our group. Currently our project manager is Brett Knox. Engineering consultant is Jeff Allen. Financial aspects and budgets are headed by Mark Hortman. Dave Bentz is the expert in all things swimming. Olympic swimmer Virg Luken is advising on pool design as well as programming and the lead architect is Bob Staricka.

The Great Wolf Swim Team is a Non-profit Minnesota corporation and has received their letter of determination from the IRS for their 501-c-3 status which allows them to accept tax exempt donations.

The Great Wolf Swim Team has been running SwimAmerica swimming lessons since 2005 and currently has maxed out at approx. 450 swimmers each week in their lessons with a waiting list to get in. Many of these swimmers continue on and join the Great Wolf Team after completing the lesson program.

The basics of the budget for the facility are as follows:

Income		Expenses	
Swim Team dues	\$733,000	Monthly pool payments	\$720,000
Meet Rental	\$52,000	Team Coaches	\$300,000
Parking at Meets	\$78,000	Lesson Instructors	\$125,000
Summer pool rental	\$20,000	Administration/custodial	\$70,000
Swim Lessons	<u>\$750,000</u>	Utilities	\$180,000
Total	\$1,685,000	Insurance/Misc	<u>\$100,000</u>
		Total	\$1,495,000
Operating Profit	\$190,000		

The Great Wolf Swim Team will be responsible for the operation of the pool facility's along with the operational budget for them. We have been conservative on the income side based on our experiences and the experience of others who have built similar facilities.

Currently we do not have any other partners in this project, civil or private and most likely we will keep it this way.

We have been consulting with Virg Luken of Virg Luken Pools and have attended two USA Swimming Facility Development Clinics. We plan to involve Mick and Susan Nelson in the near future once we have the financing in place.

We currently have \$5000 in place for paying the initial architect fees and plan to do a Swim-A-Thon to raise the remainder.

We will be receiving monthly bills from the architect as he incurs fees from the various engineering consultants. We anticipate needing the grant money by December of this year.

If the \$5000 isn't available we will be happy to receive any amount we can.

Please contact David Bentz with any questions or concerns and with notification of the grant request acceptance or denial. Dave may be reached at 612-328-2463 or email at davidbentz@aol.com

Thank You for your consideration,

David Bentz

The Great Wolf Swim Team

