



RRA Office Options

INFORMATIONAL MEETING

DEC 10, 2015

Topics of Discussion

AGENDA

All Options Brought Up

Options Eliminated

Current Options

- Marina
- Clubhouse Park
- Route 6, Previous Location
- Rock Creek – Route 45

Estimated Costs

Things to Consider

Board Thinking

Next Steps

Q&A

All Options Brought Up

Stay at current Rock Creek Location

Move to Village Hall

Build Addition to Clubhouse

Build New Building at Route 6 Location

Move to Marina

Build New Building at Clubhouse Entrance

Purchase House at Roaming Rock Boulevard with Swimming Pool

- (Rome Rock Creek Rd at Roaming Rock Blvd.)

Purchase House Near Dam

Options Eliminated

House at Roaming Rock Boulevard & House Near Dam

- Zoned residential
- Not commercial buildings

Clubhouse (Addition)

- Costs too high to renovate
 - Highly recommended by Architects that we not consider this option.
- Would remove some picnic area
- Parking conflicts with recreational area. Walk to clubhouse could be long for elderly.
- Non-members and Inactive Members would need to access

Village

- Would require a new building or addition.
- Rental option does not provide enough space

Village Hall

PROS

Central location for administrative issues

“One stop shop” for Members

CONS

Limited space for RRA

RRA Staff not centralized

Limited parking – No room for trailered boats

Public vs Private issues

- Bound by government rules
- Separate internet network, phones, office equipment.

Monthly rent

No ownership of building



Current Options

Marina

PROS

Many Members visit the location

- Could bring potential customers to Marina

Better control over boats using ramp

Ample parking

- Room for boats to maneuver

CONS

Needs to be remodeled

Privately owned

- History of unstable ownership

Monthly rent can change

- Unsure of future ownership

RRA Staff not centralized



Clubhouse Park (Entrance to Clubhouse)

PROS

Near major amenities

Convenient location for visitors

Built to suit Association

Members can arrive by boat

CONS

Building Costs Estimated to be \$40K+ higher than Rt 6

- No current utility hookups
- Significant grading required
- Trees would need to be removed
- Main waterline would need to be relocated

Would bring more traffic to the Boulevard

- Congested/Populated residential area
- GPS's have difficulty locating

Parking

- Would need additional parking
- Current parking is far from Office

Decentralization of RRA Staff

Route 6

PROS

Centralized staff / management

- Walkout basement
- Records storage at hand
- Access to equipment/vehicles

RRA Office location since 1968

- Located near 3 primary Shores entrances

Established utility hookups

Would be Built to suit

Ample parking for vehicles and trailered boats

Near Rome Post Office

RRA currently owns

CONS

Opposite side of lake from Village Hall

More homes located in Northern portion

Further for I-90 traffic

Rock Creek Office – Rt-45 near Water St.

PROS

Convenient to I-90

- Most Member traffic from I-90/Rt-166

Located near a primary entrance to the Shores

Close proximity to Village Hall

We are there now. No moving required.

If owned, could provide income.

CONS

No radio communication with Boat Patrol/Gate Guards

Designed as a Medical Center not an Office

- Major internal rebuild needed

Limited parking

- Difficult to maneuver trailered boats
- Shared with other tenants

Expensive utilities

Monthly rent can change

- Unsure of future ownership
- \$550,000+ to own

Not within the Association

Estimated Costs

Financial Comparison of Options

Option	Rock Creek	Marina	Rt 6	C. H. Park
Rent/month	\$1,000/mo	\$900 - \$1,200/mo	N/A	N/A
Mortgage/month	N/A	N/A	\$1,650*	\$1,914**
Real Estate Taxes	N/A	N/A	\$200	\$200

* Based on \$250K mortgage, 20 years, 5% interest

** Based on \$290K mortgage, 20 years, 5% interest

Things to Consider

IF RENTING...

- No Capital Investment
 - No mortgage
- Potential to become “homeless”
- Not Self-Governing
 - No room to grow
 - Bound by rules set by landlord
 - Monthly rent – Can go up
- Responsible for utilities & maintenance

IF RRA OWNED...

- RRA self-governs
 - Can grow as needed
- RRA owns the property after loan paid in full
- Monthly mortgage stable

Board Thinking (at this time*)

Better Option:

- RRA Owned – No Renting
- Built to Meet Needs
- Staff Centrally Located
- No Increase of Traffic on The Blvd
- Reduced Cost
 - Existing Utility Hookup
 - Foundation Footprint
 - Parking Area Exists

General Board Consensus at this time:

- Route 6 provides all of this

* No Board Vote on a location has been done.

Next Steps

COLLECT MEMBER COMMENTS

This Meeting

Verbal

Newspaper

Written Communication

BOARD TO VOTE ON LOCATION

January/February Time Frame

SPRING – ENACT THE PLAN

Questions?



Thank you for your input!