

Camp Florida



Proposal



Gator Water Polo, Inc.
PO Box 13313
Gainesville, Florida 32604

www.gatorwaterpolo.com

Alachua County, Board of County Commissioners:

RE: Camp McConnell

Date: Friday, August 16th 2019

My name is David Huelsman, I am the President and Head Coach for Gator Water Polo, Inc. We are a well established Gainesville based 501(c)(3) Non Profit Organization serving North Central Florida with a focus in Alachua County. We work very closely with Gator Swim Club and Robert Pinter. Our organizations serve the youth of Alachua County.

Robert Pinter is uniquely qualified to be a part of this project being a well-known swimming coach in the US, and former 1992 Olympian and Olympic finalist in Barcelona. Robert has been coaching from the Club to Professional levels for 20 years. He has most recently co-coached national Champion Ryan Lochte and six time World Champion Caeleb Dressel who, at the 2019 World Championships, won 6 gold medals, a silver and a bronze, the most in history. Caeleb also broke a World Record set by Michael Phelps in 2009 in the 100 butterfly at these championships.

I am also very well known in the swimming and water polo communities. I am the Co-Founder, President and Head Coach for Gator Water Polo, the only youth water polo program located in Gainesville. The program has grown from zero to serving over 100 youth athletes in Alachua County. I also have coached at every level, and am currently the Head Coach of the UF Men's Water Polo Team.

I am responsible for bringing the Florida International Water Polo Camp to Gainesville. The camp is top tier and brings in some of the best coaches in the world to work with our athletes, as well as athletes from around the world. We run this camp with The Barcelona International Water Polo Academy and The University of Florida. This camp is the largest of its kind on the east coast.

That being said, this opportunity was just recently brought to our attention and I know there is a vote scheduled in September to approve the sale of this property. Robert and I have worked on an extensive proposal for the Camp McConnell property to serve as a youth sports camp. We want to see the beauty of the natural landscape protected. If selected to negotiate we would largely agree to the terms of conservation for the majority of the land, and stipulations. We will also accept the property in an As-is state. We have put together a comprehensive plan for use of the camp, and would appreciate an opportunity

to negotiate. Our plan includes an initial investment of 2.17M dollars in repairs and improvements to make the property a premier aquatics camp facility. We also plan to put approximately 4.6M additional funds into the property over the next 10 years. Our organization is in a unique position to obtain the 2020 Olympic Trials Pool from Myrtha Pools to add to the notoriety of the facility. We plan to make this olympic pool the centerpiece of camp, on the site of the existing pool. The current pool is past restoration in a financially responsible manner. It would also be very difficult to program, due to its size and dimensions.

As a local aquatic sports organization, we want to provide services to residents of Alachua County, such as opening the facilities for Public Lap Swim and Tennis at cost, and camps for SBAC students at reduced rates. The proposal we are submitting also has the support of the Gainesville Sports Commission, and Joleen Cacciatore.

I am aware that there is currently an offer on the table with Friendship Circle. If at all possible, we would like to present our plan. We feel that with our connections to both Alachua County and SBAC, we can offer a great way to both conserve the land and use it as a Camp for the benefit of Alachua County Residents.

The initial seed money, 2.17M is coming from a generous benefactor in the form of a donation. We are ready to begin renovations upon closing. We would ask that due to the great benefit we will be bringing to the residents of Alachua County, we be allowed to schedule 10 payments once per year for a 10 year period, starting payback against the note in the 2021 year. With the property in such disarray, we need our upfront funding sources to attend to maintenance and repairs in order to commence operations.

Robert and I both plan on attending the August 27th regularly scheduled board meeting. We will address your group in person during the open comment period. Please let me know if it is possible to have conversations around this matter before then. We very much understand that time is of the essence.

-David Huelsman



President, Head Coach
Gator Water Polo, Inc.

Mobile	352-358-4272
e-Mail	david@gatorwaterpolo.com
Web	www.gatorwaterpolo.com
Address	PO Box 13313 Gainesville, FL 32604

Capital Expenses:

CapEx	
Myrtha 50m Pool (2020 Olympic Trials Pool)	\$1,200,000.00
GeoTheomeral	\$250,000.00
Pool Deck Concrete, Fencing, and Lights	\$150,000.00
Pool Deck Equipment	\$50,000.00
Excavation Old Pool	\$20,000.00
Pool Dormitory Rehab	\$75,000.00
Locker Room Building Rehab	\$200,000.00
Lodge Building Rehab (Including Kitchen)	\$75,000.00
General Camp Rehab	\$50,000.00
Camp Infrastructure (electrical, plumbing, technology)	\$50,000.00
Camp Supplies	\$50,000.00
Total CapEx	\$2,170,000.00

Deferred Capital Expenses:

Deferred Capex ~5-10yr's	
New Camp Dormitory Building (Replace Pool Dormitory)	\$2,500,000.00
Warmup Pool 30M x 25Y	\$600,000.00
GeoTheomeral	\$250,000.00
Tennis, Basketball Courts / Repair	\$390,000.00
Soccer Field Repair	\$3,000.00
Video Board	\$100,000.00
Paving	\$300,000.00
Total Deferred CapEx	\$4,643,000.00

Yearly Operational Expenses:

OpEx Yearly	
Fixed OpEx Yearly	
Administration Personnel	\$150,000.00
Marketing	\$25,000.00
Pool, Chemicals, Maintenance, Electricity, Water	\$250,000.00
Pool Maintenance Technician (Also Camp Maintenance Repair)	\$55,000.00
Housekeeping 2x (part time)	\$50,000.00
Groundskeeper	\$50,000.00
General Maintenance, Equipment, Supplies, Labor	\$50,000.00
Umbrella Liability Insurance	\$20,000.00
Electrical	\$10,000.00
Gas	\$10,000.00
Office Supplies	\$10,000.00
Telecommunications (Internet / Phone)	\$3,000.00
Website	\$1,200.00
Total OpEx	\$684,200.00

Administrative Structure:

The land will be purchased by Gator Water Polo, Inc. with a new DBA to be created as "Camp Florida" to operate under the current EIN.

All funds and accounting will be done in a separate bank account with the specific purpose of managing the camp presence. No funds will mix with the primary GWP, accounts.

A new Board of Directors will be appointed to oversee the camp properties, and administration.

Currently:

David W. Huelsman
President & Head Coach Gator Water Polo
PO Box 13313, Gainesville Florida 32604

Robert Pinter
Owner & Head Coach Gator Swim Club
PO Box 13313, Gainesville Florida 32604

Gator Water Polo, Inc. EIN 47-1992323
Non Profit Organization 501(c)(3)
PO Box 13313
Gainesville, FL 32604

2019 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N1400008869

Entity Name: GATOR WATER POLO, INC.

Current Principal Place of Business:

2247 NW 15TH AVE
GAINESVILLE, FL 32605

Current Mailing Address:

PO BOX 13313
GAINESVILLE, FL 32604 US

FEI Number: 47-1992323

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

HUELSMAN, DAVID W
2247 NW 15TH AVE
GAINESVILLE, FL 32605 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DAVID W. HUELSMAN

05/02/2019

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title D
Name TRIMBLE, JOHN
Address PO BOX 13313
City-State-Zip: GAINESVILLE FL 32604

Title D
Name HUELSMAN, DAVID
Address PO BOX 13313
City-State-Zip: GAINESVILLE FL 32604

Title D
Name FEUERSTEIN, JEAN
Address PO BOX 13313
City-State-Zip: GAINESVILLE FL 32604

Title D
Name POLYAK, MAX M.R.
Address PO BOX 13313
City-State-Zip: GAINESVILLE FL 32604

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DAVID HUELSMAN

PRESIDENT

05/02/2019

Electronic Signature of Signing Officer/Director Detail

Date



IRS Department of the Treasury
Internal Revenue Service

P.O. Box 2508
Cincinnati OH 45201

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GATOR WATER POLO CLUB INC
FLORIDA AQUATICS CENTER
% DAVID HUELSMAN
PO BOX 13313
GAINESVILLE FL 32604

062370

CUT OUT AND RETURN THE VOUCHER AT THE BOTTOM OF THIS PAGE IF YOU ARE MAKING A PAYMENT,
EVEN IF YOU ALSO HAVE AN INQUIRY.



The IRS address must appear in the window.

0248367569

BODCD-TE

Use for payments

Letter Number: LTR4168C

Letter Date : 2015-08-05

Tax Period : 000000

INTERNAL REVENUE SERVICE
P.O. Box 2508
Cincinnati OH 45201
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471992323

GATOR WATER POLO CLUB INC
FLORIDA AQUATICS CENTER
% DAVID HUELSMAN
PO BOX 13313
GAINESVILLE FL 32604

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IRS Department of the Treasury
Internal Revenue Service

P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248367569
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BODC: TE

GATOR WATER POLO CLUB INC
FLORIDA AQUATICS CENTER
% DAVID HUELSMAN
PO BOX 13313
GAINESVILLE FL 32604



062370

Employer Identification Number: 47-1992323
Person to Contact: Mrs. Black
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your July 27, 2015, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in May 2015.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section 509(a)(2).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

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Aug. 05, 2015 LTR 4168C 0
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GATOR WATER POLO CLUB INC
FLORIDA AQUATICS CENTER
% DAVID HUELSMAN
PO BOX 13313
GAINESVILLE FL 32604

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Doris P. Kenwright

Doris Kenwright, Operation Mgr.
Accounts Management Operations 1

Parcel: 16392-000-000

[GIS Map](#)

Taxpayer:	ALACHUA COUNTY	Legal: LEITNER S/D DB J-645 LOTS 21 & 40 SW OF HWY 441 LESS TRIANGLE IN NE COR PER OR 77/223 LESS PARCELS 1-7 INCL 13-14-15 UNREC'D SURVEY ALSO TRIANGLE IN SE COR LOT 22 ALL LOT 39 PT LOT 38 SW OF HWY LESS TRACT IN OR 899/657 PT LOT 37 SW OF HWY & W OF OLD RAILROAD ALL LOTS 42 AND 43 PT LOTS 58 AND 59 N OF OLD SPUR NE OF I-75 PER OR 485/398 LESS COM NE COR LOT 21 LEITNER TRACT S 523.35 FT N 52 DEG W 70.60 FT POB CONT N 52 DEG W 820.38 FT S 37 DEG W 200 FT S 52 DEG E 1015.16 FT N 6 DEG W 279.18 FT POB PER 1917/1780) ALSO THAT PART OF RR PER OR 4533/424) OR 4533/0591
Mailing:	12 SE 1ST ST GAINESVILLE, FL 32601	
9-1-1 Address:	12510 S US HWY 441 UNINCORPORATED 12516 S US HWY 441 UNINCORPORATED 12522 S US HWY 441 UNINCORPORATED 210 SE 134TH AVE UNINCORPORATED 214 SE 134TH AVE UNINCORPORATED	
Sec-Twn-Rng:	00-11-20	
Property Use:	07700 - CLB/LDG/UN HALL	
Tax Jurisdiction:	ST. JOHN'S 0200	
Neighborhood/Area:	EXEMPT	
Subdivision:	LEITNER TRACT E. LEVY GRANT	

History

Year	Property Use	Land Value	Classified Land Value	Improvement Value	Total Just Value	Deferred Value	County Assessed	School Assessed	County Exempt	School Exempt	County Taxable	School Taxable
2018	CLB/LDG/UN HALL	449400	0	980100	1429500	0	1429500	1429500	1429500	1429500	0	0
2017	Cib/Ldg/Un Hall	434100	0	998900	1433000	0	1433000	1433000	1433000	1433000	0	0
2016	Cib/Ldg/Un Hall	434100	0	994400	1428500	0	1428500	1428500	1428500	1428500	0	0
2015	Cib/Ldg/Un Hall	434100	0	1029600	1463700	0	1463700	1463700	1463700	1463700	0	0
2014	Cib/Ldg/Un Hall	434100	0	1037300	1471400	0	1471400	1471400	1471400	1471400	0	0

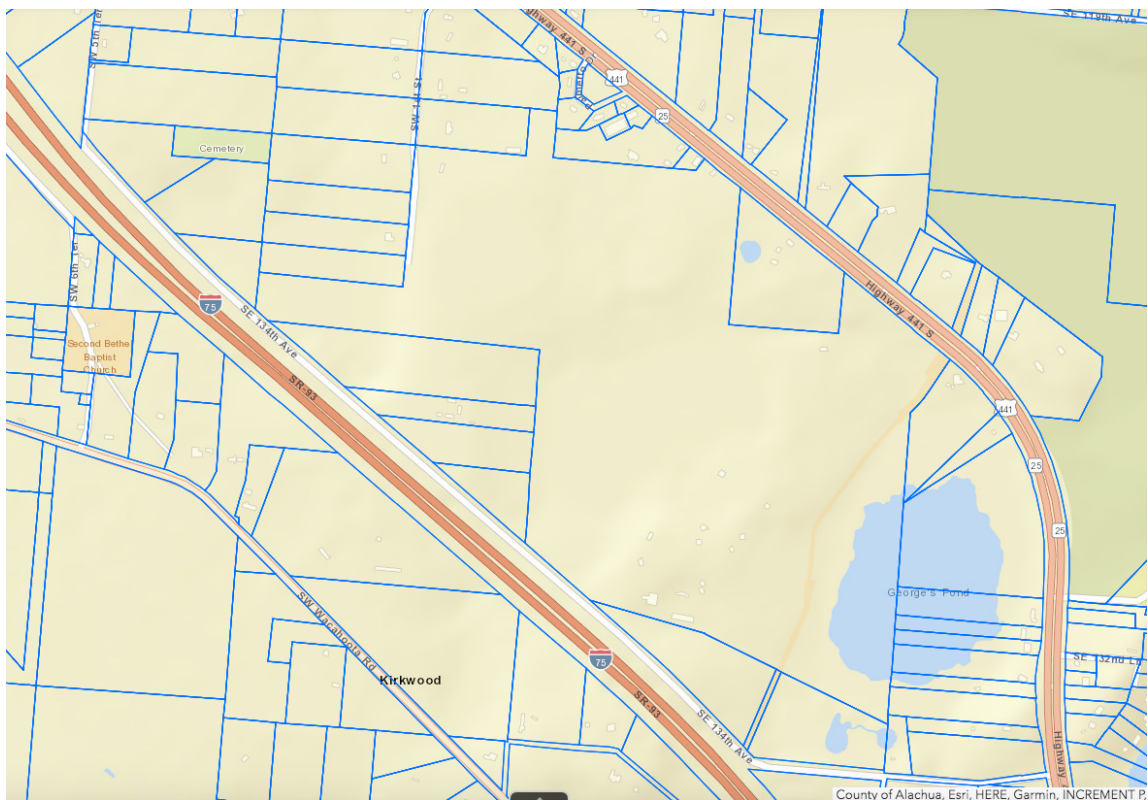
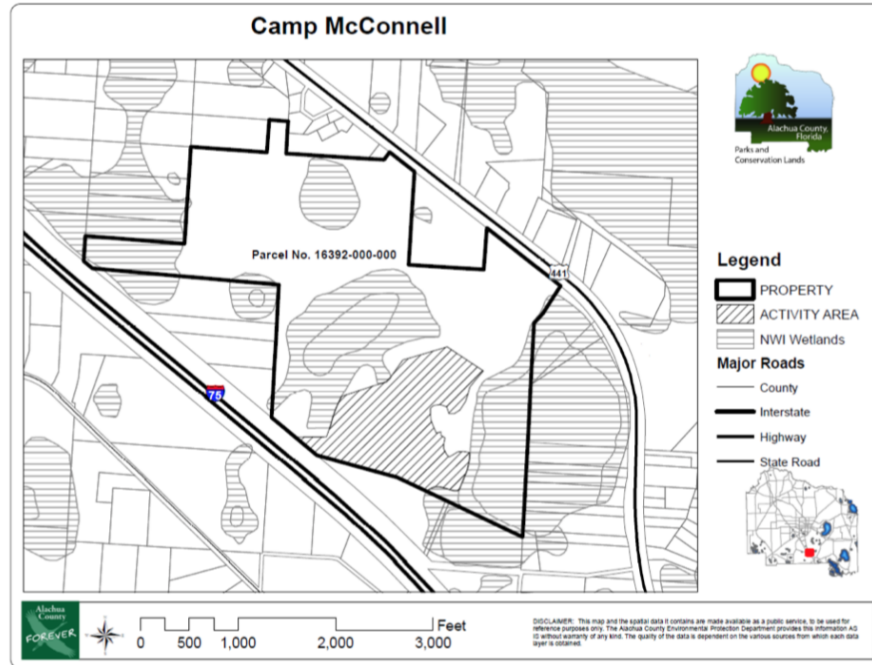
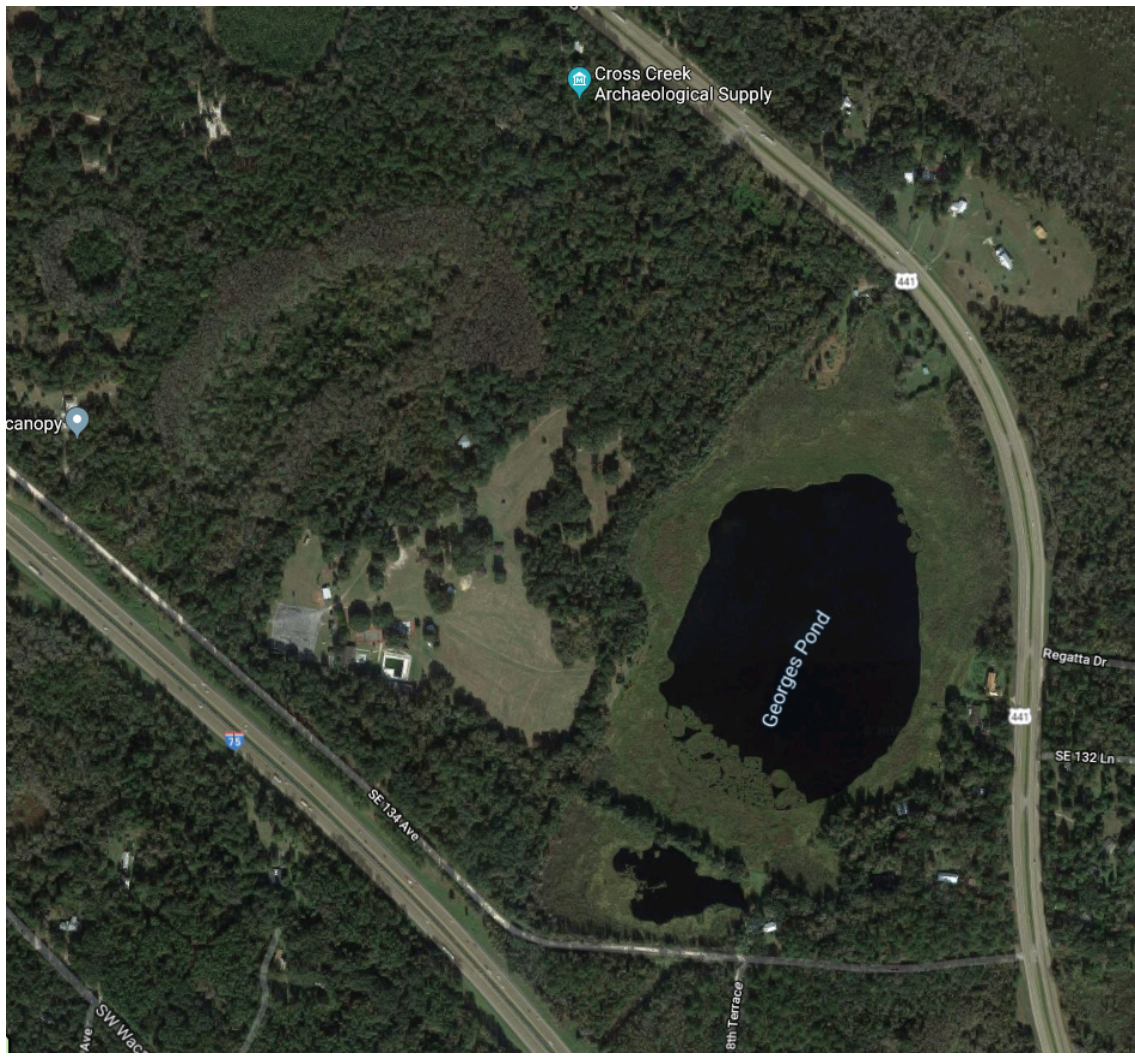


EXHIBIT "A-1" to COUNTY DEED
(Figure Depicting the PROPERTY and the ACTIVITY AREA)







Measure distance

Click on the map to add to your path

Total distance: 105.05 ft (32.02 m)

