

EXHIBIT 7

October 28, 1999

To: Diane Goss Farrell
First Selectman

Subject: Site Investigations - Westport Weston YMCA

In 1995 the Board of Directors of the Westport Weston YMCA initiated a strategic planning process to develop a plan looking out over the next 25 years and beyond. The purpose was to ensure that the programs and community services provided through the YMCA would serve the members of our community in the same or better way as they have over the past 75 years.

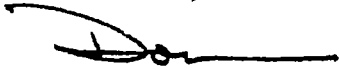
The deficiencies and limitations of the downtown facilities of the YMCA were well known. A detailed study of the downtown facility led to the conclusion that the current facility cannot meet the long-term needs of the community for strong and comprehensive programs. In September 1996 the Board of Directors approved the Planning Committee recommendation that it was essential to move forward with detailed planning leading to relocation to a new site. At the same time approval was granted to conduct a preliminary feasibility study preparatory to a capital campaign.

Numerous alternative locations were reviewed. The general criteria centered on the concepts of suitable and available sites. We considered the opportunity to meet program needs at any given site, the financial viability, and member and community location preferences. Discussions with the First Selectman raised the possibility of the Baron's South property, and the YMCA even considered approaching the then owners of the property for direct purchase. The YMCA chose not to pursue that course of action based on the assumption that the Town would purchase the property and manage the development process to integrate the YMCA and other public uses. At that time the former State Police Barracks, Connecticut DPW site, the Nike site, privately owned parcels and Camp Mahackeno were reviewed in more detail and subsequently determined to be non-viable.

Throughout this process numerous other sites were investigated. The attached summary identifies the sites reviewed at one time or another. To date we have found the Baron's South location to be the best and only suitable and available site for a new YMCA. We have conducted an exhaustive search over the past four years and have found no other viable site. However, as we have said all along if there is a better solution we are more than willing to pursue it. Nevertheless, timing is important because with the passage of time potentially suitable sites, if any, become even less available.

We appreciate your understanding and openness regarding the challenge we face. If there is any way we can assist you in the decision regarding the best use of Baron's South please do not hesitate to call on us. We believe our proposal is a sound responsible plan with many advantages for the citizens of our Town, not the least of which is giving a greater number of the members of our community an opportunity to enjoy Baron's South.

Best wishes,



Donald J. Palladino
President, Westport Weston YMCA
Board of Directors

Westport/Weston YMCA Site Alternative Review

Section A: Town-owned land and associated/adjacent privately owned properties

<u>Site</u>	<u>Acres</u>	<u>Comments</u>
Baron's South	23	<ul style="list-style-type: none"> • Town Administration unwilling to sell/lease property • Senior Center approved for the site
Robinson property, Post Road & Compo South	1.5 \$7MM	<ul style="list-style-type: none"> • owner non-responsive to calls • would require additional land on Baron's South
Masiello property (school bus parking)	1-	<ul style="list-style-type: none"> • less than one acre - require additional land on Baron's South or along Post Road East
Post Road service stations		<ul style="list-style-type: none"> • currently on a long-term lease • one owner may be willing to consider an offer • would require assembly of adjacent properties and Baron's South to accommodate a building and parking • potential environmental issues • traffic issues on Post Road East
Winslow Park	37	<ul style="list-style-type: none"> • not available for development
Baldwin Parking Lot	3+	<ul style="list-style-type: none"> • Town administration has expressed interest • dimensions not suitable for new construction • downtown parking restrictions • question about position of downtown merchants/owners • groundwater issues similar to current location
Imperial Avenue parking lots	4.1	<ul style="list-style-type: none"> • lower lot identified by Baron's South Committee as a potential alternative location • upper lot suggested by YMCA but rejected after site and environmental review
Nike Site	7.9	<ul style="list-style-type: none"> • selected for use for school construction
Wakeman Farm	11	<ul style="list-style-type: none"> • developed by the town for recreation fields
Greens Farms School	8.6	<ul style="list-style-type: none"> • used for school construction
Hills Point School	6.9	<ul style="list-style-type: none"> • under lease to meet other community needs
Hyde Avenue adjacent to Long Lots School	6.5	<ul style="list-style-type: none"> • decision to be used for school activities, parking and recreation
73 Town owned	nearly	<ul style="list-style-type: none"> • the majority of acreage is composed of under 5 acre

properties	700	parcels
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Section B: Privately owned properties

<u>Site</u>	<u>Acres</u>	<u>Comments</u>
Whitney Avenue	6+	<ul style="list-style-type: none"> proposal for housing development under review by P&Z poor access, surrounded by residential area site considered unsuitable for major development
Belta Farm	26	<ul style="list-style-type: none"> owner expressed interest in joint development with the Town – no interest on the part of the Town residential area with limited access (Bayberry Road) asking price unknown
Pequot Motor Inn	8.5	<ul style="list-style-type: none"> purchased by developer partially approved for 27 condos 5 buildable acres, 3.5 wetlands mixed zone – commercial and residential asking price \$5 million
Hall-Brooke		<ul style="list-style-type: none"> owner indicates desire for medically related use community opposition
FD Rich site	56	<ul style="list-style-type: none"> currently proposed for housing development strong residential opposition to development wetlands & contamination - limited development area access off Newtown Turnpike or Partrick Road
Woodside Lane Preserve next to the Nature Center	12	<ul style="list-style-type: none"> strong Nature Center opposition limited access and in the center of a residential area
Nevas site, Post Road West - Hills Lane	16	<ul style="list-style-type: none"> sold for private development not affordable – tax basis of property other Nevis property at 300 Post Road West considered but sold for private development
Nyala Farms		<ul style="list-style-type: none"> zoning restrictions no further development allowed on site
Westport Corporate Park Greens Farm	20+	<ul style="list-style-type: none"> zoning restrictions no further development allowed on site

Riverside Avenue	6+	<ul style="list-style-type: none"> private properties to be assembled adjacent to a town park properties not available for sale
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Section C: Adjacent Communities

<u>Site</u>	<u>Acres</u>	<u>Comments</u>
City of Norwalk -- Pepperidge Farm site	11+	<ul style="list-style-type: none"> Proposed joint venture with Norwalk YMCA Norwalk YMCA shows no interest owners plan to issue RFP to developers investigating possibility of direct negotiations likely at least three years before availability
Norden Park, Norwalk	10+	<ul style="list-style-type: none"> Limited access from Westport Inconvenient for most members
Town of Weston		<ul style="list-style-type: none"> not considered appropriate because of remoteness of location for the majority of members (North Weston)
Town of Fairfield		<ul style="list-style-type: none"> explored joint venture with the Town of Fairfield and Fairfield Branch of the YMCA for a site near the Westport town line -- specific site not identified Fairfield YMCA unsuccessful in expanding

Section D: Other

<u>Site</u>	<u>Acres</u>	<u>Comments</u>
State Police Barracks	2	<ul style="list-style-type: none"> insufficient space -- property sold to a developer
CT DPW Garage Site	11	<ul style="list-style-type: none"> DPW questioned - advised the site is not available
Assumption Church School		<ul style="list-style-type: none"> pursued for child care facility - proposal not accepted other private properties considered for child care, but moving child care only does not meet the needs
Greens Farms Road and the I-95 connector		<ul style="list-style-type: none"> limited land available abuts five residential properties and wetlands
Sherwood Island Connector property		<ul style="list-style-type: none"> to be used as Town leaf disposal site wetlands and limited area constrain development residential areas immediately adjacent
Private properties, both commercial and residential		<ul style="list-style-type: none"> owners not interested in selling some in residential areas not considered viable general opposition to development in residential areas

		<ul style="list-style-type: none"> • owners of Post Road properties not willing to sell • contacts with local real estate agencies and other knowledgeable parties failed to turn up suitable and available sites
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Section E: YMCA owned property and adjacent privately owned properties

<u>Site</u>	<u>Acres</u>	<u>Comments</u>
Bedford/Weeks YMCA Complex		<ul style="list-style-type: none"> • owned by YMCA – no debt • downtown – central location • by itself would not fully meet current or projected community and member needs • would require a “split” facility • costly to rehabilitate to comply with current standards • possible up to two year shutdown required for major rehabilitation, but could be phased to minimize impact • major fundraising challenge • parking and traffic issues remain
Church Lane (Gunn property)	0.43	<ul style="list-style-type: none"> • owner willing to consider an offer provided alternate site available for current occupants • parking a factor in approvals • significant variances required • historic nature of Victorian structure
Camp Mahackeno	23	<ul style="list-style-type: none"> • owned by YMCA – no debt • sufficient size to accommodate a split facility combined with another site or downtown • primary access limited to Sunny Lane • complex intersection at Merritt Parkway entrance • traffic congestion at Rt 33 and Merritt Parkway • State DOT to conduct review of traffic study and advise YMCA of constraints or requirements • limited buildable areas in non-connected parcels • limited access to wastewater services – solutions available • wetlands restrict developable area • major development could restrict camp activities • surrounding residential area opposed to development
Sunny Lane private		<ul style="list-style-type: none"> • seven separate property ownerships on Sunny Lane

January 15, 2002

properties		<ul style="list-style-type: none">• buy-out of useable acreage required
Red Barn	3.4	<ul style="list-style-type: none">• by itself not large enough to include parking• not for sale, but potential asking price \$5 million• adjacent property is Cellco/Bell Atlantic restricts site• same traffic and access limitations as noted above for Camp Mahackeno