

Narrative History of Wright South
Presented to the public: Monday, May 27, 2009

October 16, 2000	<u>Bond Ordinance 10-00-30</u> Bond providing for the acquisition of the Wright Property \$2,650,000
February 21, 2002	Planning Board grants minor subdivision approval to the Township creating Wright South (Block 23 Lot 14.03); 14.189 acres
April 22, 2002	<u>Bond Ordinance 04-02-05</u> Providing a supplemental appropriation for the acquisition of the Wright Property \$75,000
June, 2002	<u>Bond Ordinance 6-02-09</u> Providing for preliminary planning for Wright South (Brown & Keener) \$75,000
October 28, 2002	Community “charrette” conducted by Brown & Keener, comprising heads of various boards and community stakeholders
November, 2002	Sales agreement for the township acquisition of Wright North and South \$2,500,000
March 24, 2003	Presentation by Brown & Keener of “Plan for Wright South Property” identified specific areas of the township’s recreation master plan that needed addressing, including: <ul style="list-style-type: none">• Recommendation for a regulation ball field• Two new soccer fields• Refurbishment of existing tennis courts• Township library

- Community Center for seniors, teens, the arts, and other civic organizations
- Removal of Wrights Roses greenhouses, etc.
- Removal of trees blocking view
- Allowance for an alternate entrance to the school parking lot from Park Place West

April 28, 2003	<u>Bond Ordinance 04-03-06</u> Providing for the demolition of the Wright Property \$150,000
April 28, 2003	<u>Bond Ordinance 04-03-07</u> Providing for expenses associated with the ball field \$35,663
December, 2003	Deeds recorded for the sale of development rights to Middlesex County
March 24, 2004	<u>Bond Ordinance 03-04-09</u> Providing a supplemental appropriation for the demolition of the Wright Property greenhouses \$289,000
2004	Middlesex County provides a grant of \$75,000 for costs associated with planning the regulation ballfield (Brown & Keener plan).
November 18, 2004	Letter from Carol Malouf written on behalf of Cranbury School, recommending that the township construct the regulation ball field
November 22, 2004	Township Committee meeting: Wright South Ballfield discussion Presentation by Brown & Keener; unanimously approved by committee (Becky Beauregard abstained)
October 29, 2005	<u>Bond Ordinance 08-05-21</u> Providing for Wright South Soil Remediation \$157,500.

2005	Middlesex County awards a grant in the amount of \$400,000 for “Improvements to Wright South” in connection with the construction of the regulation ball field. (Money received in 2006)
February 13, 2006	<u>Bond Ordinance 02-06-04</u> Providing for the construction of the ball field \$200,000
June, 2006	Wright South Remedial Action Report
July 7, 2006	Public workshop conducted by Phillips Preiss Shapiro to discuss active recreation as part of the open space and recreation master plan review
October 18, 2006	Second public workshop conducted by Phillips Preiss Shapiro to discuss passive recreation and focusing as well on needs of seniors and persons with special needs
April 6 (or 19), 2007	Presentation by Phillips Preiss Shapiro: Draft Open Space and Recreation Master Plan [Members of the Open Space and Recreation Subcommittee who were not on the Planning Board: Pari Stave, Wayne Wittman, Beth Veghte, Cathleen Marcelli, Joe Stonaker, John Ritter]
October 7, 2007	Planning Board unanimously adopts Recreation Master Plan [Golubieski and Harvey absent]
November 26, 2007	Township Committee votes to allocate funding for the regulation ball field (contract given to lowest bidder, Precise Construction \$297,000

Major Costs associated with the acquisition and remediation of Wright North/South

Sales agreement for acquisition of Wright North & South*	\$ 2,500,000
Less Wright North: County acquisition of development rights	950,225
Less Wright South: County acquisition of development rights	<u>322,712</u>
Subtotal:	\$ 1,272,937
Less Sale of Wright North	\$ 500,000
Less Sale of Wright South	<u>\$ 185,000</u>
Cost of acquisition	\$ 587,937
Costs associated with improvements Wright South*	
2003 – Demolition of Wrights Roses buildings	\$ 123,500
2004 – Demo of Wrights Roses buildings & Asbestos removal	253,500
2005 – Soil remediation	<u>154,500</u>
Cost of contamination abatement	\$ 531,500
Total acquisition and abatement costs:	\$ 1,119,437

***Does not include legal and engineering fees associated with same**

**** Also does not include costs in connection with Zurfluh driveway**

Costs associated with planning and construction of regulation ball field:

Brown & Keener	\$ 75,000
EDAW	\$ 39,783
HMM	89,000
Precise Construction	<u>\$297,000</u>
Subtotal:	500,783
Less County contributions	<u>475,000</u>
Total	\$ 25,783