



Village of  
BELLPORT

# Bellport Country Club Campus **Public Workshop**

September 25, 2025



# Agenda

- Welcome
- Introduction
- History of the Bellport Country Club Campus
- Why Now?
- Today's Workshop
- Next Steps





# Purpose of this Workshop

*Solicit feedback to inform the future  
of the Bellport Country Club Campus*

# History of the Bellport Country Club Campus





# Bellport Country Club Campus

The campus includes:

- An 18-hole golf course referred to as "Bellport Golf Club"
- 5 Har-tru tennis courts referred to as "Bellport Tennis"
- A small hut for tennis pro and storage
- Two story clubhouse occupied by an event caterer – the "Bellport Country Club"
- Public grill/restaurant building referred to as "Peters on the Green"
- Men/Women's locker rooms
- Historic and restored pump house behind 9th tee
- An abandoned 2 story house - old greenskeeper's house
- Golf pro shop and Office
- Club storage
- Cart storage area



# Bellport Country Club Campus – Existing Funding

- Bellport Country Club Campus currently operates in four distinct profit centers - Golf, Tennis, Clubhouse that serves as a catering hall and a grill/eatery (Peter's on the Green)
- These profit centers are accounted for within two Village Funds - an Enterprise Fund for all but Tennis which is within the General Fund
- An Enterprise Fund is utilized by municipalities to account for operations similar to a private business, all costs are financed through user charges with the mandate to recover the costs of providing services
- Oversight of the four profit centers is provided by the Village Board with guidance and recommendations by the Commissions for Golf and Tennis, respectively
- The Village directly oversees the respective proprietors of Peter's on the Green and Bellport Country Club caterer



# Bellport Golf Club

- Bellport Golf Club is operated as a semi-private municipal golf club which was acquired by the Village of Bellport in 1943
- The golf course was designed by iconic architect - Seth Raynor
- Raynor is believed to have designed the forerunner to the current 18-hole layout circa 1917
- The Golf Club is only usable by members, guests and Village residents
- The Club currently has 410 golf members of which 24% are residents. The golf membership is currently capped with 390 non-resident individuals on the waiting list
- The golf course has averaged approximately 23,000 rounds per year of which 80% are member rounds, 4% attributable to resident non-members and the remainder to guests and tournaments/events
- The maintenance of the golf course and grounds is outsourced to Parkland Golf Management via a 10-year agreement that expires in 2031



# Bellport Tennis

- Tennis has five Har-tru courts
- The tennis amenity, similar to the golf amenity is accessible by members, guests and Village residents
- There are currently 165 tennis members of which 75% are residents
- The Tennis amenity is currently profitable generating approximately \$15,000 to \$20,000 per year





# Peter's on the Green

- Is leased to KNM Cafe Mokka, Inc via a 10-year agreement that expires end of 2027
- The lessee's obligations include monthly payments and reimbursement of utilities as well as annual maintenance which is paid directly to the vendors
- The Village is guaranteed to receive monthly rent payments in-season (April to November) and receive a reduced monthly payment if Peter's is open December to March
- In 2025, the Enterprise Fund would receive an annual rent obligation of at least \$13,600 (seasonally dependent)



# Bellport Country Club

- Bellport Golf Club's catering facility at the Clubhouse is currently operated by South Shore Caterers, Inc. via a 25-year amendment to original concession agreement that expires May 31, 2027
- The leasee is responsible for the maintenance of the catering facility, deck and gazebo
- In the fiscal year of 2023-2024 total payments to the Village included rent paid by concessionaire of \$229,675 and reimbursement of insurance costs (\$15,610) and heating fuel (\$5,861)







# Why Now?

# Why Now?

- There is an opportunity to assess and invest in this important Village asset (the Bellport Country Club Campus)
- Peter's on the Green and the Bellport Country Club catering facility leases are up for review and end in 2027
- The Village recognizes the need to determine the optimal and most beneficial use of the catering facility building as well as desires to make the Campus a state-of-the-art experience for the community
- The Village also recognizes the need to invest in the Campus' infrastructure (e.g., cart paths, buildings, irrigation systems, erosion)
  - These infrastructure improvements must be completed first to extend the operational use of the existing amenities on the Campus before the Campus can be improved for additional use

## Thinking of the future:

- The Village is currently undergoing a due diligence period to review the existing operations of the campus and amenities provided
  - Purple Horse's Assessment of Bellport Country Club Campus for Village of Bellport
  - Preliminary feedback received from the public
- In addition to what is offered on the Campus today, the Village wants to hear from the public to understand what the fullest and greatest potential of this Campus can be. This public workshop will add dimension to identifying priorities
- The future rehabilitation of the Campus is expected to be completed in phases, with \$3 million earmarked for the first phase



# Public Workshop Overview



# Today's Workshop

## Goal:

Solicit your feedback and ideas on the future of the Bellport Country Club Campus.

## Process:

Circulate around the room and visit the four different stations. Use the sticky notes, to add your responses to workshop prompts and the dots to note the responses you agree with. Additionally, complete the survey handout and digital survey at Station 3. There will be facilitators at each station as well as floating around the room to guide conversation and answer questions.

## Stations:

- › Station 1: Golf
- › Station 2: Tennis
- › Station 3: Food and Beverage
- › Station 4: Other Opportunities

## Workshop Expectations:

- › All ideas are welcome
- › You are welcome to contribute by speaking to facilitators or by writing on sticky notes
- › Please allow time for others to speak
- › Complete the survey handout and submit on your way out
- › Include written questions on the last page of the survey handout to be reviewed and answered by the Village



# Next Steps



# Thank You!

## Next Steps

- Public Workshop “In Case you Missed It” Survey to go live following the public workshop to allow for additional input and feedback
- Provide any additional questions you may on the last page of your hand out survey
- All feedback and comments received during the Public Workshop and from the corresponding survey will be synthesized and posted to the Village Website
- The Village will evaluate the feedback and input gathered as part of their due diligence and consider the best steps to move the Campus forward

## Public Workshop “In Case You Missed It” Survey

- Can be found on the Village’s website along with the project materials from this Public Workshop
- The survey mirrors the Public Workshop content and solicits the same feedback and input
- Will go live Friday, September 26
- Open until Friday, October 10 at 5pm