

Proposal to License The River Course

At Louisville Landing Recreation

Submitted By: Kressler Properties, LLC

To: Town Board of Louisville, New York

Authorized Rep: Kyle Kressler, Owner

RFP Reference: Golf Course Management & Operations

Submission Date: September 4, 2026

Contact Email/Phone: _____

EXECUTIVE SUMMARY & STRATEGIC APPROACH

Kressler Properties, LLC is pleased to submit this formal proposal to operate The River Course at Louisville Landing as an independent private licensee. Building upon the rich century-long tradition of golf along the St. Lawrence River, Kressler Properties will bring professional management, financial stability, and enhanced community growth to the facility.

Our objective is to enter into a License and Lease Agreement that provides guaranteed, growing revenue to the Town of Louisville while granting Kressler Properties full operational authority to run golf operations efficiently, maintain high playing standards, and invest in long-term success.

1. OPERATIONAL AUTONOMY & SCOPE OF LICENSE

- **Exclusive Management Control:** Kressler Properties, LLC shall hold sole administrative and operational control over golf operations, course maintenance schedules, pro shop merchandising, driving range operations, play scheduling, and turf management.
- **League & Tournament Priority Guarantee:** All existing golf leagues and all scheduled or historical recurring tournaments (including community fundraisers, annual open events, and local championships) currently operating at The River Course will maintain full priority status for calendar scheduling, tee times, and course access under Kressler Properties management, ensuring seamless continuity for returning organizers and golfers.
- **Pricing & Hours Autonomy:** Kressler Properties, LLC retains sole authority to establish season pass rates, daily green fees, cart rental fees, operating hours, and promotional packaging based on market conditions.
- **Staffing & Employment:** Kressler Properties, LLC will operate as an independent contractor. All course staff, groundskeeping crew, and pro shop personnel will be employees or subcontractors of Kressler Properties, LLC. All current maintenance staff will retain their positions with an increased rate of compensation, ensuring high retention, operational continuity, and strong course standards.
- **Town Property & Underlying Lease Recognition:** The Town of Louisville owns the physical structures (Pro Shop, Storage Barn, Maintenance Barn, Clubhouse) located on property leased by the Town from the New York Power Authority (NYPA). The Town guarantees continuous, unencumbered license rights to the property and structures for the duration of this agreement, contingent upon the Town's master lease with NYPA.

2. TERM & RENEWAL

- **Initial Term:** Four (4) years, commencing November 1, 2026, through November 1, 2030.
- **Option to Extend:** Kressler Properties, LLC holds an exclusive option to renew for One (1) additional four-year term under identical operational terms, exercisable upon written notice provided 180 days prior to term expiration.

3. FINANCIAL PROPOSAL & COMPLETED BID FORM

Part 1: Bidder Information

- **Company Name:** Kressler Properties, LLC
- **Authorized Representative:** Kyle Kressler, Owner
- **Mailing Address:** _____, Massena, NY 13662
- **Contact Email / Phone:** _____

Part 2: Proposed Compensation to the Town

Compensation Category	Proposed Terms & Escalation
Contract Year 1 MAGR	\$40,000.00 (Exceeds \$30,000 minimum threshold)
Contract Year 2 MAGR	\$41,000.00 (\$1,000 annual escalation)
Contract Year 3 MAGR	\$42,000.00 (\$1,000 annual escalation)
Contract Year 4 MAGR	\$43,000.00 (\$1,000 annual escalation)
Percentage of Gross Revenue Fee	0% (Golf Operations & Pro Shop Retail; MAGR serves as full fixed compensation)
Payment Schedule	Billed and paid in four (4) equal monthly installments on June 1, July 1, August 1, and September 1.

Part 3: Additional Lease & Asset Reimbursements

- **Maintenance & Golf Cart Lease Reimbursements:** Kressler Properties, LLC shall directly reimburse the Town of Louisville for all active maintenance equipment leases and golf cart leases until their respective terms expire.
- **NYPA Master Lease Reimbursement:** Kressler Properties, LLC shall reimburse the Town of Louisville for the annual \$2,000 lease payment made by the Town to the New York Power Authority (NYPA) for the duration of the agreement.

Part 4: Mandatory Financial Conditions & Acknowledgment

- **Property Tax Rider (2% – 5% Cap):** I acknowledge that our firm will deposit between 2% and 5% of all gross annual revenues directly into a restricted account managed jointly by the Town of Louisville and the Golf business operations manager to ensure property taxes are funded. It is expressly agreed that our firm's obligation for property taxes is strictly capped at this 2% – 5% contribution, and any property taxes, assessments, or municipal charges exceeding this deposit remain the sole responsibility of the Town.

Initial Here: *KL*

- **Payment Schedule Acknowledgment:** I acknowledge that the MAGR chosen in Part 2A will be billed and paid in four (4) equal monthly installments on the 1st of June, July, August, and September of each operating year.

Initial Here: *KL*

- **Restaurant Carve-Out Acceptance:** I acknowledge that the clubhouse restaurant, bar, and banquet facilities are completely excluded from this agreement. Our firm holds no rights to restaurant revenues, has no administrative authority over the Town's independent food and beverage vendor, and explicitly declines any future obligation or request to operate the food and beverage facilities during the contract term.

Initial Here: *KL*

4. FACILITIES, EQUIPMENT, & RESTAURANT BOUNDARY

- **Included Structures:** Turnkey use of the Pro Shop, Storage Barn, Maintenance Barn, Clubhouse grounds, driving range, and 18-hole course.
- **Restaurant Carve-Out & Operational Boundaries:** Kressler Properties, LLC explicitly acknowledges that the upper-level clubhouse restaurant, bar, and banquet facilities are strictly excluded from this license. Kressler Properties, LLC has no desire to manage or operate the food and beverage operation, and it shall be understood for the duration of this agreement (and any extension terms) that Kressler Properties, LLC will decline any requests, proposals, or advances by the Town or third parties to assume management or operation of the restaurant and bar facilities.
- **Restaurant Partnership Support:** To foster a strong collaborative environment with the Town's chosen restaurant vendor and enhance patron experience, Kressler Golf, LLC will voluntarily support the independent restaurant lessee by providing:
 - One (1) dedicated maintenance cart for restaurant operational use.
 - One (1) dedicated beverage cart for course vending operations.
 - An annual donation of \$1,500 directly to the restaurant for facility upgrades.

- **Equipment & Tools:** All town-owned golf maintenance equipment and tools currently on-site are included for licensee use in "as-is" condition. Kressler Properties assumes responsibility for ongoing routine operational maintenance of included equipment during the license term.

5. MAINTENANCE, RISK MANAGEMENT, & COMPLIANCE

- **Course Maintenance:** Kressler Properties, LLC will maintain greens, fairways, tees, bunkers, and grounds in top playing condition according to accepted turf management standards.
- **Insurance Coverage:** Kressler Properties, LLC will carry comprehensive commercial general liability (\$1,000,000 per occurrence / \$2,000,000 aggregate) and property insurance. The Town of Louisville and the New York Power Authority (NYPA) shall be named as Additional Insureds.
- **Safety & Regulatory Compliance:** A certified health and safety professional will oversee compliance with local, state, and federal safety regulations.

6. STRATEGIC GOALS & COMMUNITY ENGAGEMENT

- **Established Community Partnerships:** Kressler Golf, LLC will bring its established regional non-profit and civic partnerships directly to the facility to expand local outreach and fundraising events, including active relationships with:
 - Massena PAL
 - SeaComm Federal Credit Union
 - Meals on Wheels
 - Massena Volunteer Fire Department
 - Massena Schine Theater
- **Town Event Corporate Sponsorships:** Kressler Golf, LLC will provide annual corporate sponsorship donations directly to the Town of Louisville for local community events, including \$2,500 annually for Home Town Days and \$2,500 annually for Fall Fest (\$5,000 total annual community sponsorship commitment).
- **Youth & Community Golf:** Expand junior golf clinics, local high school team practice access, and community beginner events.
- **Tourism & Event Growth:** Cross-promote course offerings with regional fishing tournaments, tourism boards, and municipal events to drive non-local play.
- **Local Vendor Sourcing:** Prioritize local suppliers and businesses for maintenance materials, goods, and contracted services.

7. SIGNATURE AND AUTHORIZATION

By signing below, the Proponent certifies that all information provided in this financial bid form and proposal is true, accurate, and binding for a period of ninety (90) days from the RFP submission deadline. If selected by the Louisville Town Board, the Proponent agrees to execute a formal contract incorporating these financial and operational terms.



Kyle Kressler, Owner

Kressler Properties, LLC

Date: September 4, 2026

The River Course at Louisville Landing — Management & Operations Lease

PART 1: BIDDER INFORMATION

- ## PART 2: PROPOSED COMPENSATION TO THE TOWN

- **Contract Year 1:** \$ 40,000 *(Minimum 30,000)*
- **Contract Year 2:** \$ 41,000
- **Contract Year 3:** \$ 42,000
- **Contract Year 4:** \$ 43,000

- **Golf Operations** (Greens fees, cart rentals, trail fees, memberships, driving range):
0 %
- **Pro Shop Retail Sales** (Merchandise, apparel, golf equipment, clubs/cart rentals):
0 %

C. Other compensation

The Town of Louisville is open to other forms of compensation in conjunction with the previous proposed methods. *Please see Official Proposal*

PART 3: ACKNOWLEDGMENT OF MANDATORY FINANCIAL CONDITIONS

Please initial next to each item to confirm your firm's acceptance of these non-negotiable terms:

1. **Property Tax Rider:** I acknowledge that our firm will deposit **2% - 5% of all gross annual revenues** directly into a restricted account managed jointly by the Town of Louisville and the Golf business operations manager. The sole purpose of this account will be used to ensure the property taxes for this facility are adequately funded. This is in addition to, and separate from, the payments outlined in Part 2.

Initial Here: *(K)*

2. **Payment Schedule:** I acknowledge that the MAGR chosen in Part 2A will be billed and paid in four (4) equal monthly installments on the 1st of June, July, August, and September of each operating year.

Initial Here: *(K)*

3. **Restaurant Carve-Out Acceptance:** I acknowledge that the clubhouse restaurant, bar, and banquet facilities are completely excluded from this agreement. Our firm holds no rights to restaurant revenues and has no administrative authority over the Town's independent food and beverage vendor.

Initial Here: *(K)*

PART 4: SIGNATURE AND AUTHORIZATION

By signing below, the Proponent certifies that all information provided in this financial bid form is true, accurate, and binding for a period of ninety (90) days from the RFP submission deadline. If selected by the Louisville Town Board, the Proponent agrees to execute a formal contract incorporating these financial terms.

- **Signature of Authorized Representative:**

Kyle Kressler

- **Printed Name:**

Kyle Kressler

- **Date:** 9-4-2026

KYLE J. KRESSLER

Dear Supervisor Legault and Members of the Town Board,

As a PGA Class A Professional, active local business owner, and dedicated St. Lawrence County community leader, I am writing to present my interest in assuming full operational management and business oversight of The River Course at Louisville Landing from the Town of Louisville under a private management lease or operations agreement.

Rather than placing the financial and administrative burdens of daily golf operations, staffing, maintenance, and capital planning on town taxpayers, my objective is to transition the facility into a privately operated, self-sustaining enterprise. Having successfully acquired and rehabilitated Cedar View Golf Club in Massena—turning an \$80,000 annual loss prior to acquisition in 2016 into a thriving business generating over \$100,000 in net profitability in 2025—I offer the Town of Louisville a proven blueprint for course revitalization and financial performance.

A management transition to my ownership group offers the Town several key advantages:

- **Elimination of Town Financial Risk:** Relieves the town budget of operational overhead, equipment liability, and day-to-day payroll, transferring operating risk to an experienced, local golf industry owner.
- **Proven Track Record in Facility Rehabilitation:** Demonstrated history of capital improvement, having reinvested over \$400,000 into Cedar View's infrastructure while increasing annual play to over 27,000 rounds.
- **Deep Local Community Roots:** A winner of 38 NENY PGA Professional Events and 3-time National Championship Qualifier who is deeply invested in our local community—currently serving as Board Member & Treasurer for the Massena Police Activity League (PAL) and as a Board Member on the Massena Recreation Commission.

The River Course at Louisville Landing is a spectacular asset along the St. Lawrence River with immense untapped potential. I welcome the opportunity to meet with the Town Board to present a formal operational proposal and discuss how a lease or management transfer can deliver a seamless transition, enhanced facility conditions, and long-term economic benefits to the residents of Louisville.

Thank you for your time, consideration, and leadership.

Sincerely,

Kyle J. Kressler, PGA

PGA Class A Professional & Course Owner

KYLE J. KRESSLER

OBJECTIVE

PGA Class A Professional and Golf Course Management Business Owner specializing in full-scale course turnaround and operations rehabilitation. Proven track record of identifying structural, financial, and procedural bottlenecks to revitalize underperforming facilities, increase membership and play, and position assets for long-term profitability.

HIGHLIGHTS OF QUALIFICATIONS

- **Playing & Competitive Achievement:** Winner of 38 NENY PGA professional events; qualified and competed in 3 PGA Professional National Championships, representing section and community interests on a national level.
- **Business Turnaround & Ownership:** Experienced course owner with proven expertise driving revenue, restructuring operations, expanding community impact, and establishing industry leadership in Northern NY.
- **Operational Leadership:** Proven experience managing complete golf operations, creating sustainable budgets, managing personnel, and overseeing outside services.
- **Agronomy & Agronomic Compliance:** Active member of the Golf Course Superintendents Association of America (GCSAA) and Commercial Pesticide Apprentice.
- **Awards & Industry Honors:** Recipient of the 2022 NENY PGA Roland Stafford Sportsmanship Award, along with 2011 and 2013 CNYPGA Assistant Professional of the Year honors.
- **Instruction & Technology:** Experienced Teaching Professional (19 years) knowledgeable with V1 Golf, FlightScope technology, and Callaway/Titleist fitting systems.
- **Software & Systems:** Proficient with Fore! Reservations, IBS POS, GHIN, BlueGolf, TPP, website design, and social media.
- **Program Development:** Successfully created junior programs, Family Course set-ups, member events, and new membership categories to drive rounds and revenue.

PROFESSIONAL EXPERIENCE

General Manager / Owner

Cedar View Golf Club — Massena, NY | 2017 – Present

- Own and direct all facets of facility operations, including food and beverage, pro shop concessions, agronomy, and outside operations.
- Orchestrated a complete financial turnaround, taking a business that was losing \$80,000 annually prior to acquisition in 2016 to net profitability exceeding \$100,000 in 2025.
- Built and sustained a high-performing enterprise managing 27,000+ annual rounds and 25 section and regional events per season, establishing the facility as one of the top premier courses in St. Lawrence County.
- Executed over \$400,000 in capital facility improvements across both the clubhouse and golf course infrastructure.
- Championed facility charitable initiatives, raising over \$175,000 annually to support local community programs and organizations.

General Manager

Kingswood Golf Club — Hudson Falls, NY | 2014 – 2016

- Recruited specifically to optimize operational performance and position the business for acquisition, culminating in a successful sale in October 2016.
- Oversaw operations for a high-volume facility generating 28,000 annual rounds and hosting 22 events per year.
- Boosted overall club profitability by driving growth in open play revenue and expanding total membership enrollment.

B-1 Head Professional

Trumansburg Golf Club — Trumansburg, NY | 2011 – 2013

- Managed operations for a shareholder-owned public facility with 18,000 annual rounds and 170 members.
- Increased peak-season (May–August) rounds by 15% and cut peak labor costs by nearly 20% while maintaining high service standards.
- Designed a new membership structure that grew membership numbers and improved cash flow.
- Expanded the Junior Program (30% growth) and merchandised the pro shop to drive year-over-year revenue growth.

1st Assistant Professional

Walden Oaks Country Club — Cortland, NY | 2007 – 2011

- Assisted the Director of Golf at a private facility with 200 members and 12,000 annual rounds.
- Trained and supervised shop staff, managed inventory controls, and maintained a fleet of 50 gas carts.
- Doubled Junior Program participation (from under 20 to over 40 players) by introducing a Family Course setup.
- Key contributor to the creation of the club's cart pass program and tournament/league operations.

PROFESSIONAL EDUCATION, ACTIVITIES & CERTIFICATIONS

- **PGA Status:** Completed PGA-Professional Golf Management Program; Class A Member in good standing.
- **Playing Accomplishments:** Winner of 38 NENY PGA Professional Events; 3-Time PGA Professional National Championship Qualifier.
- **Awards:** 2022 NENY PGA Roland Stafford Sportsmanship Award; 2011 & 2013 CNYPGA Assistant Professional of the Year.
- **Certifications & Licenses:** Commercial Pesticide Apprentice; Callaway and Titleist Fitting System Certified.
- **Professional & Community Affiliations:**
 - Board Member & Treasurer, Massena Police Activity League (PAL)
 - Board Member, Massena Recreation Commission
 - Active Member, Golf Course Superintendents Association of America (GCSAA)
 - Member, Golf Business Network
 - Member, Golf Course Owners Association of America
- **Leadership & Committees:** Served on the Central New York PGA Section Apprentice Committee.
- **Professional Development:** Attended rules/swing seminars by Michael Breed and Butch Harmon; regular attendee of the annual PGA Merchandise Show and NENY PGA Section business meetings.
- **Volunteer:** 2010 PGA Tour Turning Stone Championship Volunteer.

REFERENCES

Name	Title / Facility	Contact Phone
Thomas Miller	Chief - Massena Volunteer Fire Department	(315)
Sherry Thompson	Executive Vice President - Seacomm FCU	(315)
William Doyle	Director - Massena Police Activities League	(315)

Proposed Budget Fiscal Yr 2027

The River Course
829 State Highway 131
Massena, NY 16335

Expenses		Budget	Projected	Variance
001	Insurance	\$18,500.00	\$18,500.00	0.00
002	NYPA Reimburse	\$2,000.00	\$2,000.00	0.00
003	Lease Reimburse	\$78,000.00	\$78,000.00	0.00
004	Property Taxes	\$10,500.00	\$10,500.00	0.00
005	Labor/Payroll/Taxes	\$180,000.00	\$180,000.00	0.00
006	Turf Inputs	\$35,000.00	\$35,000.00	0.00
007	Fuel/Tools/General	\$32,000.00	\$32,000.00	0.00
008	Utilities/Admin Costs	\$82,000.00	\$82,000.00	0.00
009	Licensing Fee	\$40,000.00	\$40,000.00	0.00
010	Donations	\$6,500.00	\$6,500.00	0.00
Subtotal		\$484,500.00	\$484,500.00	0.00
Income				
100	Passes/Green Fee	\$385,000.00	\$385,000.00	0.00
101	Cart Rentals	\$85,000.00	\$85,000.00	0.00
102	Merch/Range/Storage	\$25,000.00	\$25,000.00	0.00
103	Events/Outings	\$75,000.00	\$75,000.00	0.00
Subtotal		\$570,000.00	\$570,000.00	0.00
Net Amounts		\$385,500.00	\$85,500.00	0.00

The River Course
829 State Highway 131
Massena, NY 16335

Proposed Budget Fiscal Yr 2028

Expenses		Budget	Projected	Variance
001	Insurance	\$20,000.00	\$20,000.00	0.00
002	NYPA Reimburse	\$2,000.00	\$2,000.00	0.00
003	Lease Reimburse	\$78,000.00	\$78,000.00	0.00
004	Property Taxes	\$10,500.00	\$10,500.00	0.00
005	Labor/Payroll/Taxes	\$185,000.00	\$185,000.00	0.00
006	Turf Inputs	\$45,000.00	\$45,000.00	0.00
007	Fuel/Tools/General	\$35,000.00	\$35,000.00	0.00
008	Utilities/Admin Costs	\$82,000.00	\$82,000.00	0.00
009	Licensing Fee	\$41,000.00	\$41,000.00	0.00
010	Donations	\$6,500.00	\$6,500.00	0.00
	Subtotal	\$505,000.00	\$505,000.00	0.00
Income				
100	Passes/Green Fee	\$403,500.00	\$403,500.00	0.00
101	Cart Rentals	\$95,000.00	\$95,000.00	0.00
102	Merch/Range/Storage	\$30,000.00	\$30,000.00	0.00
103	Events/Outings	\$80,000.00	\$80,000.00	0.00
	Subtotal	\$608,500.00	\$608,500.00	0.00
	Net Amounts	\$103,500.00	\$103,500.00	0.00

The River Course
829 State Highway 131
Massena, NY 16335

Proposed Budget Fiscal Yr 2029

Expenses		Budget	Projected	Variance
001	Insurance	\$20,000.00	\$20,000.00	0.00
002	NYPA Reimburse	\$2,000.00	\$2,000.00	0.00
003	Lease Reimburse	\$78,000.00	\$78,000.00	0.00
004	Property Taxes	\$10,500.00	\$10,500.00	0.00
005	Labor/Payroll/Taxes	\$185,000.00	\$185,000.00	0.00
006	Turf Inputs	\$45,000.00	\$45,000.00	0.00
007	Fuel/Tools/General	\$40,000.00	\$40,000.00	0.00
008	Utilities/Admin Costs	\$82,000.00	\$82,000.00	0.00
009	Licensing Fee	\$42,000.00	\$42,000.00	0.00
010	Donations	\$6,500.00	\$6,500.00	0.00
	Subtotal	\$511,000.00	\$511,000.00	0.00
Income				
100	Passes/Green Fee	\$422,000.00	\$422,000.00	0.00
101	Cart Rentals	\$95,000.00	\$95,000.00	0.00
102	Merch/Range/Storage	\$30,000.00	\$30,000.00	0.00
103	Events/Outings	\$85,000.00	\$85,000.00	0.00
	Subtotal	\$632,000.00	\$632,000.00	0.00
	Net Amounts	\$121,000.00	\$121,000.00	0.00



THE RIVER COURSE

2027 Rates and Fees

Regular Season Rates

18 Holes w/ Cart Special - \$45.00
(Seniors 65+ \$5 Discount)

9 Holes w/ Cart Special - \$30.00

18 Holes Walking - \$30.00

9 Holes Walking - \$20.00

Junior (16-18) - \$25 (18 Walking) \$15 (9 Walking)

Reciprocal/NNY Card Special - \$30.00 (18 Holes w/ Cart Only)

League Play Rate - \$28.00 (Riding) \$18.00 (Walking)

Juniors 15 years and younger - Free of charge

Member Cart Fees

18 Holes - \$22.00

9 Holes - \$14.00

Driving Range Rates

Small Bag - \$5.00

Large Bag - \$ 8.00



THE RIVER COURSE

2027 Membership Form

Early Pay and Regular Rates

<u>Membership Categories</u>	<u>Early Rate</u>	<u>Regular Rate</u>
INDIVIDUAL ADULT FULL GOLF	\$1,100.00	\$1,300.00
INDIVIDUAL SENIOR FULL GOLF 65+	\$900.00	\$1,100.00
COUPLES MEMBERSHIP (Same Household)	\$1,850.00	\$2,050.00
SENIOR 65+ COUPLES MEMBERSHIP (Same Household)	\$1,650.00	\$1,850.00
STUDENT AGE 18-23 WITH ID	\$350.00	\$350.00
JUNIOR AGE 13-17	\$100.00	\$100.00
GOLF CART FEE -UNLIMITED	\$700.00	\$700.00
GOLF CART FEE -UNLIMITED (COUPLE) (Same Household)	\$1,150.00	\$1,150.00
SEASON GOLF CLUB STORAGE (APRIL-OCT)	\$100.00	\$100.00
SEASON DRIVING RANGE PASS INDIVIDUAL	\$250.00	\$250.00
SEASON DRIVING RANGE PASS COUPLES	\$375.00	\$375.00

Active Military/First Responders - Please show ID to receive a special discount!

Early rate expires 12/15/2026 (Regular rate becomes active on 12/16/2026)

Name: _____

Additional Name (Spouse/Junior) _____

Address: _____

Phone: _____ Email: _____

Membership Type: _____ Amt: _____

Payment Type: Cash CC Check # _____

BUSINESS PLAN

The River Course at Louisville Landing Recreation

Prepared for: Town Board of Louisville, New York

Submitted by: Kressler Properties, LLC

Authorized Representative: Kyle Kressler, Owner

Contact:

Address:

Date: September 4, 2026

1. EXECUTIVE SUMMARY

1.1 Company Profile & Mission

Kressler Properties, LLC is an experienced golf operations entity led by Kyle Kressler. Building upon a century-long tradition of golf along the St. Lawrence River corridor, Kressler Properties offers turnkey management, financial stability, and dedicated capital to elevate The River Course at Louisville Landing Recreation. Our mission is to maintain exceptional course playing conditions, expand community engagement, and secure financial growth for the Town of Louisville through a highly structured, low-risk municipal licensing model.

1.2 Proposed Business Model

Kressler Properties, LLC will operate as an independent private licensee, assuming full operational control of golf operations, grounds maintenance, and pro shop retail. By decoupling golf operations from clubhouse food and beverage management, we establish a focused, professional operating structure that guarantees baseline revenue to the Town while protecting municipal assets.

1.3 Key Financial Commitments to the Town of Louisville

- **Guaranteed Annual Rent (MAGR):** Escalating guaranteed revenue starting at **\$40,000.00** in Year 1 (exceeding the Town's \$30,000 minimum threshold) and increasing by **\$1,000 annually** to **\$43,000.00** in Year 4.
- **Lease & Direct Cost Reimbursements:** 100% direct reimbursement to the Town for all active maintenance equipment leases, golf cart leases, and the annual **\$2,000** NYPA Master Lease fee.
- **Town Property Tax Rider:** Deposit of **2% to 5%** of gross annual revenues into a joint Town/Operations restricted account to satisfy property tax obligations (capped at 5%, with any excess absorbed by the Town).

- **Direct Community Sponsorships: \$5,000 annually** in direct corporate donations to Town of Louisville community events (\$2,500 for Home Town Days and \$2,500 for Fall Fest).

2. GOVERNANCE, LEASE TERMS, & PROPERTY BOUNDARIES

2.1 Term & Renewal Options

- **Initial Term:** Four (4) years, commencing **November 1, 2026**, through **November 1, 2030**.
- **Extension Option:** Exclusive option held by Kressler Properties, LLC to extend for one (1) additional four-year term (2030–2034) under identical operational terms, exercisable via written notice provided 180 days prior to expiration.

2.2 Property & Structural Recognition

The Town of Louisville owns the physical assets (Pro Shop, Storage Barn, Maintenance Barn, Clubhouse grounds) situated on land leased from the New York Power Authority (NYPA). Kressler Properties, LLC's operations are contingent upon the Town maintaining its master lease with NYPA, with the Town guaranteeing continuous, unencumbered license rights for the duration of the agreement.

2.3 Facilities & Restaurant Carve-Out Strategy

- **Included Facilities:** Exclusive use of the Pro Shop, Storage Barn, Maintenance Barn, Clubhouse grounds, driving range, and 18-hole golf course.
- **Restaurant Carve-Out:** Kressler Properties, LLC explicitly excludes the upper-level clubhouse restaurant, bar, and banquet facilities from its operations. Kressler Properties holds no rights to food/beverage revenues and declines any present or future obligation to manage the restaurant.
- **Restaurant Partnership Support:** To ensure seamless collaboration with the Town's separate restaurant vendor, Kressler Golf, LLC will voluntarily provide:
 - One (1) dedicated maintenance cart for restaurant operational use.
 - One (1) dedicated beverage cart for course vending operations.
 - An annual direct donation of **\$1,500** to the restaurant vendor for facility upgrades.

3. OPERATIONAL PLAN & COURSE MANAGEMENT

3.1 Operational Autonomy

Kressler Properties, LLC retains full administrative authority over:

- Daily course schedules, tee times, and operating hours.
- Pricing structures, season pass rates, daily green fees, cart fees, and promotional packaging.
- Pro shop merchandising, driving range management, and retail strategy.

3.2 Staffing & Human Resources Strategy

- **Independent Employment:** All course, grounds, and pro shop personnel will be direct employees or subcontractors of Kressler Properties, LLC.
- **Retention & Compensation:** All current maintenance staff will be retained with **increased rates of compensation**, preserving institutional knowledge, ensuring job continuity for locals, and maintaining high playing standards.

3.3 League & Tournament Priority Guarantee

All existing golf leagues and historical/recurring tournaments (community fundraisers, open events, local championships) currently operating at The River Course will receive **100% priority calendar status** for scheduling, tee times, and course access.

3.4 Equipment & Turf Management

- **Town Equipment Use:** Existing town-owned maintenance equipment will be utilized in "as-is" condition, with Kressler Properties assuming ongoing routine maintenance responsibility.
- **Agronomic Standards:** Greens, fairways, tees, and bunkers will be maintained according to strict professional turf management protocols, backed by local vendor sourcing for inputs and supplies.

4. MARKETING & GROWTH STRATEGIES

To achieve the projected **\$570,000 gross revenue target**, Kressler Properties will execute a targeted, multi-tiered marketing strategy focused on retention, local acquisition, and regional tourism expansion.

4.1 Season Passholder Retention & Early-Bird Campaign

- **Early Incentive Pricing:** Launch an annual "Early-Bird" season pass renewal campaign starting every November to lock in off-season working capital and guarantee early-season player volume.
- **Reciprocal Play Program:** Partner with regional courses to offer discounted reciprocal green fees for passholders, significantly increasing the value of a River Course season pass.
- **Tiered Pass Options:** Introduce tailored membership packages—Senior (65+), Junior, and Family Passes—to make season play accessible across all income levels and demographics.

4.2 Corporate Outings & Charitable Tournament Packages

- **Turnkey Outing Logistics:** Develop standard, hassle-free event packages for regional businesses and non-profits, providing full scoring, cart signage, hole-in-one challenges, and pro shop prize credit.
- **Civic & Non-Profit Marketing:** Leverage direct connections with local organizations (Massena PAL, SeaComm Federal Credit Union, Meals on Wheels, Massena Volunteer

Fire Dept, Massena Schine Theater) to grow existing fundraisers and attract new charity tournaments to the facility.

4.3 St. Lawrence River Tourism & Visitor Acquisition

- **Stay-and-Play Partnerships:** Establish cross-promotional packages with local hotels, motels, short-term rentals, and state park campgrounds along the St. Lawrence River corridor.
- **Bass Master / Fishing Tournament Cross-Promotion:** Target non-local visitors attending major St. Lawrence River fishing tournaments by marketing afternoon/twilight golf rates to anglers and their families.
- **Digital & Geo-Fenced Advertising:** Utilize targeted social media campaigns (Facebook/Instagram) and geo-fenced mobile ads focused on Massena, Potsdam, Canton, Ogdensburg, and Canadian day-trippers across the border (Cornwall/Ontario region).

4.4 Youth, Family & Off-Peak Promotions

- **"PGA Junior League" & Youth Clinics:** Implement weekly junior clinics and family golf days (e.g., "Kids Play Free After 4 PM with a Paying Adult") to build long-term player pipelines.
- **Dynamic Off-Peak Pricing:** Utilize dynamic tee-time booking discounts during slow weekday afternoons to maximize course utilization without compromising prime weekend morning green fee rates.
- **Co-Marketing with Clubhouse Restaurant:** Jointly promote "Nine & Dine" packages alongside the Town's independent restaurant vendor to drive both evening green fees and food/beverage business.

5. COMMUNITY ENGAGEMENT & LOCAL IMPACT

5.1 Direct Community Contributions

- **Annual Event Sponsorships: \$5,000** committed annually in direct corporate donations to Town of Louisville community events (\$2,500 for Home Town Days and \$2,500 for Fall Fest).
- **Restaurant Vendor Support: \$1,500** annual donation directly to the independent restaurant vendor for facility upgrades, plus the provision of one maintenance cart and one beverage cart.

5.2 Local Youth & School Programs

- **High School Athletics:** Dedicated practice access and event hosting for local high school golf teams.
- **Local Business Sourcing:** Prioritizing local suppliers for turf inputs, fuel, maintenance supplies, and contracted trade services.

6. FINANCIAL PLAN & PROJECTIONS

6.1 Proposed Payment Schedule to the Town

All Minimum Annual Guaranteed Rent (MAGR) payments will be remitted to the Town of Louisville in **four (4) equal monthly installments** on **June 1, July 1, August 1, and September 1** of each operating year.

Contract Year	Period	MAGR Offer	NYPA Reimbursement	Total Direct Revenue to Town
Year 1	Nov 1, 2026 – Oct 31, 2027	\$40,000.00	\$2,000.00	\$42,000.00
Year 2	Nov 1, 2027 – Oct 31, 2028	\$41,000.00	\$2,000.00	\$43,000.00
Year 3	Nov 1, 2028 – Oct 31, 2029	\$42,000.00	\$2,000.00	\$44,000.00
Year 4	Nov 1, 2029 – Oct 31, 2030	\$43,000.00	\$2,000.00	\$45,000.00
4-Year Total	2026 – 2030	\$166,000.00	\$8,000.00	\$174,000.00

Note: In addition to the figures above, Kressler Properties fully reimburses all town golf cart and maintenance equipment lease payments.

6.2 Property Tax Rider Allocation (2%–5%)

- **Mechanism:** 2% to 5% of gross annual revenues will be deposited directly into a restricted joint account managed by the Town of Louisville and the Golf Operations Manager.
- **Cap Clause:** Financial liability for property taxes is strictly capped at this contribution. Any excess tax assessments remain the responsibility of the Town.

6.3 Pro-Forma Operating Budget (Annual Projections)

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KRESSLER PROPERTIES, LLC — ESTIMATED ANNUAL OPERATING BUDGET (YEAR 1)

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ESTIMATED GROSS REVENUES

Season Passes & Daily Green Fees	\$385,000.00
Golf Cart Rentals	\$85,000.00
Pro Shop Merchandising & Driving Range	\$25,000.00
Tournaments & Outings	\$75,000.00
TOTAL ESTIMATED GROSS REVENUE	\$570,000.00

DIRECT TOWN COMMITMENTS & FIXED LEASES

Town MAGR Payment (Year 1)	\$40,000.00
NYPA Master Lease Reimbursement	\$2,000.00
Equipment & Cart Lease Reimbursements (Town)	\$78,000.00
Property Tax Reserve Deposit	\$10,500.00
Restaurant Support Donation	\$1,500.00
Town Community Event Sponsorships	\$5,000.00
TOTAL FIXED TOWN COMMITMENTS	\$137,000.00

COURSE OPERATING & ADMINISTRATIVE EXPENSES

Labor & Payroll (Course Crew + Retention Wage Increases)	\$180,000.00
Turf Inputs (Fertilizer, Seed, Chemicals, Fuel)	\$35,000.00
Insurance (General Liability & Property)	\$18,500.00
Fuel, Maintenance, and Repairs	\$32,000.00
Utilities, Software, Pro Shop Inventory & Admin	\$82,000.00
TOTAL OPERATING EXPENSES	\$345,500.00

TOTAL EXPENSES & COMMITMENTS	\$482,500.00
ESTIMATED NET OPERATING CAPITAL (RESERVE / CAPEX)	\$87,500.00

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7. RISK MANAGEMENT, INSURANCE, & COMPLIANCE

- **General Liability Insurance:** Minimum \$1,000,000 per occurrence / \$2,000,000 aggregate in commercial general liability insurance, along with full property coverage.
- **Additional Insureds:** Both the **Town of Louisville** and the **New York Power Authority (NYPA)** will be formally named as Additional Insureds on all active policies.
- **Safety & Regulatory Compliance:** Ongoing oversight by a certified health and safety professional to ensure full adherence to OSHA, DEC, and NYS environmental guidelines.

8. CONCLUSION & VALUE PROPOSITION TO THE TOWN BOARD

Kressler Properties, LLC provides the Town Board of Louisville with an optimal management solution:

1. **Guaranteed Financial Return:** Removes municipal risk by offering fixed, escalating MAGR payments totaling \$166,000 over four years, plus full lease and tax coverage.
2. **Operational Expertise:** Protects public assets, retains experienced course maintenance staff at higher wages, and guarantees priority access for returning leagues and charity events.
3. **Proactive Marketing & Growth:** Implements aggressive promotional strategies to reach \$570,000 in gross revenues, driving player volume while cross-promoting local tourism and town events.
4. **Good-Neighbor Partnership:** Supports local events with \$5,000 in direct annual sponsorships and assists the independent restaurant tenant with direct equipment and monetary contributions.

Honorable Nicole A. Terminelli
St. Lawrence County Legislator, District 14



nterminelli@stlawco.org

September 6, 2026

Town of Louisville
Louisville River Course License

RE: Letter of Support and Character Reference for Kyle Kressler

To Whom It May Concern:

I am pleased to provide this letter of support and character reference for Kyle Kressler as part of his RFP for the Louisville River Course License. I have had the opportunity to know Kyle both through his work as the owner of Cedar View Golf Course and through his involvement with the Police Activities League of Massena (PAL), where I serve as a member of the Board of Directors.

Over the past several years, Kyle has become an increasingly active member of the PAL Board and currently serves as our Treasurer. In that role, I have come to know him as someone who is dependable, thoughtful, community-minded, and genuinely invested in the success of our local area. He meticulously keeps track of our finances, working with our accountants and director, providing the board financial reports as well as areas of concern and plausible solutions. Kyle consistently looks for ways to give back, whether through financial support, donations, partnerships, or simply by offering his time and expertise to organizations working to strengthen our community.

I have also had the opportunity to attend golf tournaments hosted by Kyle at Cedar View Golf Course on behalf of PAL. Through these events, I have seen firsthand his ability to organize and manage tournaments while creating an enjoyable and welcoming experience for participants. Kyle understands that operating a successful golf course requires balancing many different needs, including league play, charitable tournaments, for-profit events, youth programming, and opportunities for open play. His current experience at Cedar View has given him practical knowledge of how to plan for each of these while maintaining positive relationships with golfers and community organizations.

Kyle's commitment to growing the game of golf is another quality that stands out. As a golf professional, he not only brings extensive knowledge of the sport, but also understands the importance of building relationships with other golf professionals and creating opportunities that help develop a lifelong love of the game. He recognizes that the long-term success of a golf course depends on engaging both experienced golfers and the next generation of players.



I have experienced this personally as a parent. My own son participated in the Learn to Golf Youth League hosted by Kyle at Cedar View. Programs such as this demonstrate Kyle's commitment to making golf accessible to young people, teaching the fundamentals of the game, and creating positive experiences that can encourage youth to remain involved in golf for years to come.

Equally important, Kyle is someone who listens. I am confident that he would take seriously the perspectives of golfers, league participants, community organizations, tournament organizers, onsite contractors or vendors, and other stakeholders when making decisions regarding the Louisville River Course. He understands that there must be a thoughtful balance between league play, charitable and revenue-generating tournaments, youth opportunities, and maintaining adequate availability for the general public. His experience managing these competing priorities at Cedar View positions him well to make informed decisions while remaining responsive to those who utilize the course.

Kyle brings together the qualities that I believe are essential for this opportunity: professional knowledge of the game of golf, hands-on experience operating a golf course, strong community relationships, proven event-management experience, and a sincere commitment to strengthening our community. I believe he would approach the Louisville River Course with both a business mindset and a sense of stewardship, recognizing its value not only as a golf course but as an important recreational and community asset.

I am pleased to support Kyle Kressler and his proposal, and I believe he would be an excellent choice for the Louisville River Course License. Please feel free to contact me should additional information be helpful.

Sincerely,

Nicole A. Terminelli

Nicole A. Terminelli

St. Lawrence County Legislator, District 14

Police Activities League of Massena, Board Member and Secretary





Massena Volunteer Fire Department, Inc

P. O. Box 6411

Massena, NY 13662

Email: chief@massenafd.org

(315)769-2380 or (315)769-3408 Fax: (315)705-2047 or (315)769-3178

Mr. Thomas Miller
Chief

Mr. Corey Debieu
1st Assistant Chief

Mr. Michael Macaulay
2nd Assistant Chief



To Whom It May Concern:

My name is Tom Miller, and I am the current Chief of the Massena Volunteer Fire Department. I have also had the privilege of knowing Kyle Kressler for many years and consider him a longtime friend.

Kyle is a true leader who is honest, dependable, and a highly reliable businessman. His commitment to his community and his willingness to support local organizations are qualities that I have personally witnessed over the years.

Approximately seven years ago, Kyle approached the Massena Volunteer Fire Department about hosting our annual Fire Department Golf Tournament. He also wanted to become more involved with our department because he strongly believed in the value of the fire department and the important role it plays in serving the community where he lives.

Since becoming involved, Kyle has helped lead our golf tournaments to tremendous success. The fundraisers have been very profitable and have allowed the Massena Volunteer Fire Department to purchase much-needed equipment that directly benefits the community we serve.

Kyle's professionalism, dedication, and enthusiasm have also had a positive impact on our department's membership. Through his involvement with the golf tournament and the golfing community, he has encouraged many of our members to take up the sport. In many cases, this has also brought their families into the golfing community, creating stronger relationships and connections among our members.

Based on my years of knowing Kyle and working with him, I highly recommend him and fully support his endeavor to lease Louisville Landing Golf Course. I am confident that Kyle would bring the same dedication, professionalism, and commitment to Louisville Landing that he has demonstrated through his work with the Massena Volunteer Fire Department.

I believe Kyle has the leadership, business experience, and commitment to the community necessary to make Louisville Landing Golf Course a successful operation. I have no doubt that he would continue to build upon its reputation and help make it a premier golf course in the North Country.

Please feel free to contact me if you have any questions or would like any additional information regarding Kyle or my recommendation.

Sincerely,

Tom Miller
Chief
Massena Volunteer Fire Department
Email:
Phone:

Dial 911 For Emergencies

To Whom It May Concern,

I'm writing to strongly recommend Kyle Kressler. I've known Kyle for 10 years, and back in the fall of 2016, he took over running Cedar View Golf Club from my company, CVGC LLC. Cedar View has been open since 1971 and has gone through plenty of operators over the years, but Kyle brought a vision for the course that was ambitious from day one. He had complete confidence he could pull it off, and I can honestly say he exceeded every expectation.

The work he did on the physical course is night and day. Kyle really knows his stuff when it comes to turf management and horticulture, and he turned Cedar View into one of the best-maintained courses in the region. He put in new tee boxes, upgraded the irrigation, and fixed long-standing drainage issues, which made a huge difference for both our members and public players.

Beyond just fixing up the course, Kyle completely changed the atmosphere. He and his staff run a top-notch operation and really focus on customer service. He started great junior and ladies' programs that brought a ton of new golfers to the course—I've seen more new faces out playing in the last five years than ever before. He also made Cedar View a real hub for the community by holding charity tournaments and helping local groups raise money they rely on every year.

Kyle has the expertise, industry contacts, and strong work ethic to do great things for the River Course. The Town of Louisville has a great opportunity here to bring in someone who truly knows how to run a golf facility and build real community support. I couldn't be happier with what he accomplished at Cedar View, and I know town officials and local golfers will feel the same way once he gets to work.

Kyle is a good, honest, and loyal guy. Working with him was a fantastic decision for Cedar View, and I know he'll bring that same dedication to the River Course.

Sincerely,

Scott McDonald

Owner, CVGC LLC



Police Activities League of Massena
Office of the Executive Director

September 5, 2026

The Louisville Town Board
Louisville, New York

RE: Letter of Reference for Kyle Kressler — RFP for The River Course at Louisville Landing

Dear Members of the Louisville Town Board,

I am writing to offer my strongest recommendation for Kyle Kressler in connection with his proposal to take over management of The River Course at Louisville Landing. I have known Kyle both personally and professionally for the past eight years, and I am confident he has the character, experience, and community commitment to be an outstanding steward of this course.

Since 2017, Kyle has successfully operated Cedar View Golf Club, guiding it to a profitable business every year during his tenure. His success is not measured only in the club's financial health, however. Under his leadership, Cedar View has hosted more than 30 charity golf tournaments annually, generating meaningful support for causes throughout our community. This track record reflects the same combination of sound business judgment and civic mindedness that would serve The River Course well.

Beyond his professional accomplishments, Kyle is deeply engaged in service to our community. He is an active honorary member of the Massena Volunteer Fire Department, and for the past two years he has served on the Board of Directors of the Police Activities League of Massena, currently as our acting treasurer. In that role, I have worked with Kyle directly and have seen firsthand his integrity, his diligence with financial oversight, and his genuine investment in the organizations and people he serves.

Kyle brings a rare combination of proven business results and authentic community commitment. I believe he would manage The River Course at Louisville Landing with the same integrity and success he has demonstrated at Cedar View Golf Club, and I recommend him to the Board without reservation.

Please feel free to contact me directly if I can provide any further information.

Sincerely,

Bill Doyle
Executive Director
Police Activities League of Massena

Police Activities League of Massena
30 Bayley Road
Massena, NY 13662
info@massenapal.com

To Whom It May Concern:

I am writing to offer my strongest possible recommendation for Kyle Kressler as he seeks the opportunity to take over and operate The River Course at Louisville Landing.

As the President of the Massena Little League, I have had the privilege of seeing firsthand the kind of person Kyle is and the tremendous impact he has had on our local community. Kyle currently owns and operates Cedarview Golf Course in Massena, New York, and his commitment to supporting local youth, community organizations, charitable causes, and families in need is truly exceptional.

Kyle has been an unwavering supporter of Massena Little League for years. He has consistently donated all of the cans and bottles collected at Cedarview Golf Course to our organization. What may seem like a small gesture to some has resulted in thousands of dollars in support for our Little League program. These contributions directly benefit local children and help us provide opportunities and experiences for the young athletes in our community.

Kyle's support has gone far beyond his contributions to Little League. He regularly hosts benefit fundraisers at Cedarview Golf Course, often almost every weekend, raising money for local charities, clubs, families, and individuals who need a helping hand. He has repeatedly demonstrated that he is willing to use his business and his own time and resources to make a difference in the lives of others.

His generosity is not about recognition or personal gain. Kyle genuinely cares about people and about the communities in which he does business. He is the type of person who sees a need and looks for a way to help. His continued willingness to give back speaks volumes about his character, integrity, compassion, and sense of community responsibility.

In recognition of his extraordinary support of local youth baseball, Massena Little League invited Kyle to throw out the first pitch on Opening Day this year. We felt this was an appropriate way to recognize someone who has consistently stood behind our players, our families, and our organization. Kyle has earned that recognition through years of genuine support.

I believe Kyle would bring that same spirit of generosity and community involvement to The River Course at Louisville Landing. A golf course can be much more than a place to play golf—it can be a gathering place and an important part of the community. Based on what Kyle has accomplished at Cedarview Golf Course, I have every reason to believe that he would make The River Course a valuable asset to the Town of Louisville and the surrounding communities.

Kyle is a hardworking businessman, but more importantly, he is a caring, generous, and community-minded individual. His track record demonstrates a sincere commitment to supporting local organizations, youth programs, charities, and families. I have personally witnessed the difference his generosity has made, and I cannot think of a better way to

describe Kyle than as someone who consistently gives back to the people around him.

I strongly encourage the Louisville Town Board to consider Kyle Kressler's proposal and his vision for The River Course at Louisville Landing. I am confident that the Town would be gaining not only a capable golf course operator, but also someone who understands the importance of being a responsible and engaged member of the community.

Please feel free to contact me if I can provide any additional information regarding Kyle's character, his support of Massena Little League, or his contributions to our community.

Sincerely,

Leon Shorette
President, Massena Little League

August 31, 2026

To whom it may concern;

Over the past 8 years Police Activities League of Massena has been the recipient of a Golf Tournament fundraiser event. As the people responsible for the tournament in its entirety, we would like to take this opportunity to highlight the value of our partnership with Kyle Kressler and Cedar View Golf course.

In the past 8 years we have held the golf tournament at 3 courses and Cedar View was by far the most engaged and collaborative partners for our event. Kyle's commitment to the success of the tournament is shown through his organization of several meetings, excellent communication, and follow-through. Kyle's profound leadership is shown through not only his personal actions but carries over to include his entire team of staff at the golf course. Kyle's broad network of community business owners and individuals assisted in delivering the most profitable tournament to date. The support we garnered from auction items and in teams participating was unmatched.

Of the total raised of the tournament, Kyle graciously gave credits in the minimum amount of \$6,100 which came from food, prizes, fees and other business expenses. Kyle's commitment to our community is above and beyond what most for-profit business owners give back to enhance the communities they are involved in.

Sincerely,



Sherry Thomsson, PAL Tournament Co-Chair

Virginia Mossow, PAL Tournament Co-Chair



September 08, 2026

27119861

Kyle Kressler, PGA

Dear Mr. Kressler,

This letter is to confirm that through June 30, 2027, you are a Class A/Life Member/Master Professional PGA of America Member in good standing in the Northeastern Section.

Should there be any question regarding this, I can be reached at _____ or _____

Sincerely,

Tanner Simpson

Tanner Simpson, Membership Representative
PGA of America Membership Department

PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA



PGA

Derek Sprague, PGA
President

Paul Levy, PGA
Vice President

Suzy Whaley, PGA
Secretary

Allen Wronowski, PGA
Honorary President

Peter Bevacqua
Chief Executive Officer

Darrell Crall
Chief Operating Officer

Kerry Haigh
Chief Championships Officer

March 9, 2015

27119861

Mr. Kyle J. Kressler, PGA

Dear Mr. Kressler,

This letter is in reference to your appeal to the Board of Control in which you requested review by the PGA Board of Control within the context of the PGA of America Code of Ethics concerning alleged selling of golf clubs online, taking payment and not sending the product.

The Board of Control reviewed your case and determined that the evidence provided did not clearly indicate a breach of the PGA Code of Ethics. However, the Board of Control cautions you that your actions should always be beyond reproach. Please be aware this information will be kept in your file.

If you have any questions regarding this matter, please do not hesitate to contact me at (561) 624-8550.

Sincerely,

Tom Brawley
Membership Services

TB/kc

cc: Tom Hantke, PGA, Executive Director, Connecticut PGA
Donnie Lyons, PGA, District 1 Director

Louisville Town Board,

I can't say enough good things about Cedar View Golf Course and Kyle Kressler. The course is always a great place to play, with a welcoming atmosphere, well-kept grounds, and a staff that truly cares about everyone who comes through. Kyle deserves special recognition for the pride, hard work, and dedication he puts into the course and its numerous charity events and tournaments (just ask the members of the Massena Volunteer Fire Department).

I have personally experienced him showing a great amount of gratitude to all patrons at every event I have been part of. His commitment to the course and the people who play there doesn't go unnoticed. Whether you are a lifetime golfer, a weekend warrior, or someone who just picked clubs up at a garage sale to try out for the weekend, employees of Cedar View welcome you with open arms. Cedar View is fortunate to have had someone like Kyle and his team come in to continue the legacy that not just myself, but my community were fortunate to grow up with over the years.

If Kyle and his team were given the chance to manage The River Course, I know that he can turn the place around for the better. Everything that was mentioned above regarding welcoming attitudes, easy atmospheres, and great personalities currently does not apply to the River Course and it's a shame as it's driven a lot of people away. It's hard to have a nice weekend round with the wife without feeling uneasy the entire time we are there whether it's the grumpy front faces of the pro shop or the stares you feel in your back as your wife shanks her drive off #1. It's such a shame that Cedar View will potentially be closing because for us in the North Country, our course options are thin. If the mentality Kyle and his team currently carry can make it over to the River Course, it's an easy decision on where I buy my next membership. Thank you for giving me the opportunity to speak about my experiences and opinions.

All the best,

Noah Bero

To Whom It May Concern,

I am honored to write this letter of recommendation and character reference for my good friend, Kyle Kressler, in support of his consideration for a position at the Louisville Golf Course. I have known Kyle for approximately ten years, and during that time, he has become much more than a friend to me. I consider him a brother. I have had the opportunity to see firsthand the kind of person Kyle is, both personally and professionally. He is extremely passionate, outgoing, driven, and committed to everything he puts his mind to.

Kyle has always demonstrated a strong commitment to his community. He is an honorary member of the Massena Volunteer Fire Department and has dedicated countless hours to helping others. He has organized and participated in numerous fundraisers and community events, including his nonprofit work supporting children during the Christmas season through Shop with a Hero. His willingness to give his time and resources to help others speaks volumes about his character and the importance he places on his community.

Kyle also possesses an impressive knowledge of what it takes to manage and operate a golf course. With his pga card and his passion for the game, understanding of course operations, and ability to work with people make him exceptionally well suited for this type of responsibility. He is someone who takes pride in his work and is willing to put in the time and effort necessary to do a job the right way. I have no doubt that he would bring dedication, energy, and a strong sense of responsibility to the Louisville Golf Course.

What stands out most to me about Kyle, however, is his character. He is the kind of person who shows up when people need him, works hard when there is a job to be done, and genuinely cares about the people around him. He is dependable, personable, and driven to make a positive difference.

I strongly and wholeheartedly recommend Kyle Kressler for consideration. I truly believe he would be an asset to the Louisville Golf Course and to the community it serves. I am proud to call Kyle my friend and, more importantly, my brother.

Please feel free to contact me if I can provide any additional information regarding Kyle or my experience knowing him.

Sincerely,

Jason Horan

A handwritten signature in dark ink, appearing to read 'Jason Horan', with a long horizontal line extending to the right.