
[EXTERNAL] Questions about Y'ville Fit contractual agreement

From Carrie Hays [REDACTED]
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To Public Comment <PublicComment@yville.com>



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Happy New Year.

As the opening of the new fitness center fast approaches, I am curious to learn more about the Yountville Fit contractual agreement. The headline here:

The contractual agreement seems to significantly benefit DWS, but I don't understand the thinking and rationale behind this agreement and so I have several questions about it and a few ideas. Since I can't make the meeting today, I submit them via Public Comment.

Would someone in staff or Council please get back to me with the answers?

1. What is the rationale and intent behind the contractual agreement? I am asking because Yountville Fit will be paying \$1/year in rent while members (understandably) pay a membership fee plus monthly dues. So while it seems the agreement doesn't directly (financially) benefit residents, it very much benefit this private business.
2. What is the rationale behind the Town funding an estimated \$190,000 thus far for the facilities infrastructure? I am asking as that seems a lot of Town money for a privately owned business.
 1. Was this amount budgeted for?
 2. Is there a cap to the amount of money the Town will provide this one business?
 1. If not, what are the reasons there is no cap?
 2. And if there is no cap, how much additional funds will be allocated to this business?
 3. Will this type of funding be made available to other private businesses who might establish itself in the YES site or other locations in town? if so, again, is that budgeted for?
3. Given the contractual agreement in which Yountville Fit will be paying only \$1/year in rent and will only pay more rent if the operating revenue meets or exceeds the the breakeven point for three consecutive months:

1. How will the Town ensure the accuracy, integrity, and truthfulness of the records of this private business? It seems reasonable and prudent that a regularly-scheduled independent audit of the company is conducted (but not funded by the Town). Is that planned for, and if not, what are the plans to ensure the accuracy, integrity and truthfulness of the financial records of Yountville Fit?
2. How and when will the financial records of Yountville Fit be reported?
3. Will those records be made public? If not, can you explain the reasons that data won't be made available?

All in all, if I understand the business agreement correctly, this plan and agreement seems to benefit a private business with a financial agreement that is, in essence, significantly funded by the Town, by club members, and Yountville residents without a predictable end in sight. So am I missing something here that would help me understand this contractual agreement?

Thank you,
Carrie Hays

