

City of Greencastle

City Hall
One North Locust Street, P.O. Box 607
Greencastle, Indiana 46135
765.653.9211
ldunbar@cityofgreencastle.com



Lynda R. Dunbar
Clerk Treasurer

**Greencastle Common Council, Redevelopment Commission, Board of Works, Board of Park
Commissioners
Special Session**

Minutes

May 24, 2016

7:00 P.M.

Greencastle City Hall

I. Pledge of Allegiance

II. Call to Order; Roll Call

Mayor Dory called the meeting to order at 7:00 PM; upon roll by Clerk-Treasurer Lynda Dunbar the following were present: Stacie Langdon, Steve Fields, Gary Lemon, and Dave Murray. Adam Cohen and Mark Hammer absent. Also in attendance from the BOW was Trudy Selvia, from Redevelopment Lottie Barcus, Gary Lemon, and Erika Gilmore and from the Park Board Beva Miller.

III. New Business

A. YMCA Presentation and Discussion- A handout with a power point presentation was presented to everyone in the audience. Ms. Deborah Ringo, CEO of YMCAs of the Wabash Valley went through the hand-out and answered any questions the audience had. The copy of the handout is attached to the minutes.

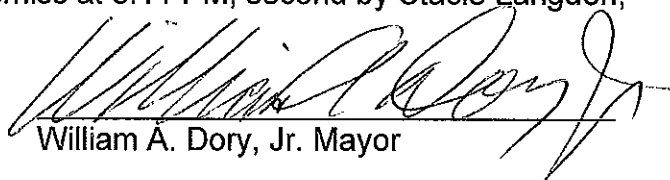
B. Ordinance 2016-5 (First Reading) An Ordinance Amending Ordinance 2015-8 An Ordinance Establishing the Size of the Departments of City Government of the City of Greencastle, Indiana, Fixing Salaries for the Employees of such Departments and Fixing the Salaries of Certain Other Appointed Officials for the Year.- Motion by Steve Field to approve Ordinance 2016-5 (First Reading) as presented, second by Gary Lemon, 5-0, motion carried.

IV. Upcoming Council Special Session


A. Special Session- May 31, 2016 – Internal Controls Training

V. Adjournment:

Motion by Gary Lemon to dismiss at 8:11 PM, second by Stacie Langdon, 5-0, motion carried.


William A. Dory, Jr. Mayor

ATTEST:


Lynda R. Dunbar, Clerk Treasurer

Common Council
Redevelopment Commission
Board of Works
Board of Park Commissioners
Special Session
05/24/2016

Sign-In Sheet

[Signature]
Dale v Bault
Lori Lucas
MICHAEL A. COLLINS
TRUDY SELVIA
Russell Howard
Rebecca Howard
Lotte Barcus
Uma Baul
Jenni McGaughey
Shay Lilly
Bob Sanchez
Deen Sanchez
Ellen Rammer
Wallace Little
Dorothy Brasher
John [Signature]
Mary Hart
Rita Schendel

[Signature]
Dave Murray
Gary Terry
TYLER J. WADE
Steve Fields
Stacie Langdon
Scott Dumbae


COMMUNITY CENTER PLANNING COMMITTEE

Responsibilities:

- Recommend an architect to the RDC
- Tour other similar community center facilities to share information
- Provide input in development of the proposed community center
- Provide input to the services that could be offered by the YMCA team
- Oversee public meetings conducted by the design team for public input

Basic Steps – Note that some steps will run concurrently; others will have more intermediate steps.


1. MOU with YMCA – Complete
2. MOU with the Putnam County Hospital - Complete
3. Kick off meeting with City Council and Boards
 - a. Basic understanding of project parameters
 - b. Explanation of PCH interest
 - c. Calls to Action
 - i. Listening and support in the community
 - ii. Approval of Agreements
 - iii. Approval of Financing
 - iv. Membership in the YMCA
4. Appointment of Steering Committee
5. Fund Raising
 - a. Operating Endowment?
 - b. Donations for Construction and/or Equipment?
 - c. Presale of Memberships?
6. Development of Architectural/Engineering RFQ
 - a. Determine if Construction Management would be helpful
 - b. Select design firm
 - c. Select consultants – space planning, engineering, site design, etc.
7. Design and Develop Project Budget
 - a. Site Selection
 - b. Site Development Needs Assessment
 - c. Preliminary Design and Space Allocation
8. Prepare and Sign Management Contract/Leases/Agreements
 - a. Approvals by the partners
9. Prepare construction drawings and bid documents.
10. Arrange Financing for Construction
 - a. Approval of bond issue or other financing by RDC
 - b. Approval of bond issue or other financing by City Council
11. Bid Project
12. Construction
13. Celebration
14. Operation



FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

YMCA Possibilities

YMCA KICKOFF MEETING
GREENCASTLE CITY HALL
MAY 24, 2016




How We Started The Process

- Mayor Sue Murray presented the opportunity in Spring 2015
- YMCAs of the Wabash Valley Association Board considered the opportunity and appointed a Feasibility Committee to handle the research
- The YMCA enlisted the help of multiple groups to help us consider the feasibility of this project

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First Step – Questions to answer

1. Is there interest in the community for a YMCA?
2. Are there community needs that the YMCA could meet?




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YMCA of USA

Wade Hampton, YUSA Resource Director

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Community Needs Assessment



On-line Survey Distributed by our Community Partners


- Results -- 647 people responded
- Top Identified Needs for Adults
 - Availability of services aimed at engaging the entire family unit
 - Adults supported in practicing positive habits that include physical activity and healthy eating
- Top Identified Needs for Teens and Youth
 - Need for safe and secure community space for our youth
 - Teens and Youth supported in practicing positive habits that include physical activity and healthy eating

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Community Input

August 2015

- Five Community Focus Groups Conducted
 - Selected randomly from those that responded to CNA
 - 27 total participants
- Community Leader Forum
 - Participants selected by Mayor Murray
 - 22 community leaders participated



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Community Input Continued

- They helped define:
 - what the community values
 - potential partners the Y could align with to serve the community
 - potential programming opportunities
 - provided rankings on the important facility amenities desired by the community



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First Step – Questions to answer

1. Is there interest in the community for a YMCA? YES
2. Are there community needs that the YMCA could meet? YES



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Second Step – Questions to answer

1. Can the YMCA successfully sustain operations through potential membership revenue?
2. Can the City of Greencastle build a facility that will meet the community needs?



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SEER Analytics Tampa, Florida

professional research and analytics
firm working with over 400 YMCAs

New Site Analysis

- We worked with SEER Analytics to evaluate three proposed sites suggested by Mayor Murray.
- Data received suggested:
 - Predicted service area based on drive time
 - Number of households in that service area
 - Predicted percentage of those households that would become YMCA members
- Information based on the "typical YMCA" in the "typical community"



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GRO Development

YUSA partner for facility development,
design and management solutions

Building Needs Based on Anticipated Programs

- We worked with GRO Development to consider:
 - What general areas would need to be included in the facility
 - What square footage would be needed in those areas
- This report gave estimates of:
 - Overall square footage for the facility
 - Parking needs
 - Estimated costs



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Second Step -- Questions to answer

1. Can the YMCA successfully sustain operations through predicted membership revenue? **YES**
2. Can the City of Greencastle build a facility that will meet the community needs? **YES**

YMCAs of the Wabash Valley Association Board signed an MOU with the City of Greencastle -- April 2016



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What We Are Thinking Now

Programs We Anticipate Offering

Community events

- Healthy Kids Day - April
- Fall Family Fun Night - October
- 5K Races?
- Others?



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Programs We Anticipate Offering

Nonathletic Activities For various age groups

- Life Skills
- Social Activities
- Educational Opportunities
- Civic Opportunities
- Family Nights
- Youth Dances



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Programs We Anticipate Offering

Sports

- Not currently offered in Putnam County
- For Adults
- For Youth




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Programs We Anticipate Offering

Child Care Programs

School Age Child Care:
Greencastle Community Schools
North Putnam Schools
Others?

Summer Day Camp:
Greencastle Community Schools
Others?




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Programs We Anticipate Offering

Membership – Guest Day Passes

- Fitness Room (Cardio equipment, Weight machines, Free weights, etc.)
- Group Exercise Classes
- Child Watch and Teen/Intergenerational areas

"My Y is Every Y"
In the state of Indiana would allow members of this Y to use any YMCA in Indiana at no additional charge.



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Programs We Anticipate Offering


Financial Assistance

Based on household size and monthly income

Reduction in fees for membership and programs

- Level I – 50% reduction
- Level II – 75% reduction


Funded through our Annual Campaign



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General Nature of Facility Needed


- Wellness Area (Cardiovascular and Strength Equipment)
- Indoor Walking Track
- Group Exercise Studio(s)
- Gymnasium
- Child Watch Room
- Teen/Intergenerational Space
- Community Room
- Nutrition (Teaching) Kitchen
- Admin Areas
- Lobby
- Rest rooms/Locker rooms
- Mechanical areas
- Support spaces – Stairs, Hallways
- Storage



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YMCA Association Board


- Committed to:
 - Ongoing partnership with the city to develop this project
 - Assuring the sustainability of the future YMCA
 - Assessing partnership opportunities
 - Providing expertise/advice to the city as they develop the building plans and chose the location
- There will be critical decision points for the YMCA Board as we move forward.



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What the YMCA will need to be successful

- Amazing Staff – few full time, most part time
- Committed Policy Volunteers – Steering Committee then Advisory Council
- Ongoing Financial Support – through Membership, Annual campaign, Sponsorships, Participation In Programs and Special Events
- Community Partnerships
- Available Program Volunteers



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Contact Information

Association Office
YMCAs of the Wabash Valley
Deborah Ringo, CEO
(812) 442-6761
Business cards available

For more information:
putnam@ymcaswv.org