

Business Development Team: New Community Center
Civic Center Meeting Room
May 7, 2013, Noon
MINUTES

I. Welcome

Present: Max Binkley, Kris Erickson, Jason Jones, Herb Lemcool, Scott Robertson, Sean Sommerfield, Dale Tumey

II. Administration

III. Reports

A. Senior Center Update Regarding New Community Center (Max Binkley)

- Steering Team met and approved progress and plans so far.
- Some comments:
- Marsha Smith, Executive Director of Rotary Charities, who agrees it makes sense to first remodel the Senior Center in anticipation of being part of the new community center at a later date.
- Lori Wells, Deputy Director, Grand Traverse County Commission on Aging – Senior Center Network, suggests there be space in a new community center designated for seniors that the public also can use through reservations.
- Kim Schmitz, Certified Senior Advisor for Acts of Love Home Companions suggests it might be more difficult to obtain grant monies for project if government offices are to be located at the site. Recommends that a presentation about the new community center be made to the County Board of Commissioners.
- Binkley will meet with the Friends group on Wednesday, May 8 and report back.

Discussion

- Recommend finding somewhere to house the Commission on Aging other than the remodeled Senior Center or a new community center. Commission on Aging and seniors should be separated. Space for seniors should be included in new community center.
- A one-man satellite office for the Commission on Aging might be considered for the new community center.
- Perhaps make Senior Center employees of the County (right now they are employees of the City).

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- Concern about 2010 millage language that caused the Commission on Aging and the Senior Center to work as one department, with the Senior Center running itself. Can this language be undone, if need be?
- Any future millage could have a portion go toward senior citizens. Point is to be as inclusive as possible.
- Commission on Aging's desire for expanded space is not for New Community Center Business Development Team to decide.
- Possible to form a good private/public partnership between a community recreation center and a place like TurfZone? Propose working together.
- Ask Rotary Charities and Grand Traverse Band of Ottawa and Chippewa Indians to partner.
- TBAYS might choose to find a temporary solution, such as an indoor soccer field, if it takes as long as ten years for new center. TBAYS also will want to know why it should be involved with new community center.
- Short-term, TurfZone will not impede the new community center project. Long-term, what if the new community center does not include a soccer field and TurfZone fails?
- There could be two full-time soccer fields, one with a multi-activity surface to accommodate other sports.
- Climate is such that it could take ten years for a new community center, but it is easier to change the climate than change people's minds.
- Business model: Can hold a few tournaments (volleyball, basketball, and more) indoors at new community/recreation center each year for a few weekends to generate revenue. There is competition throughout state for such events.
- Could be sustainable with a "cost-recovery" model in place – make a plan for how many events to hold to pay for entire facility and/or individual parts of facility (banquet hall, fieldhouse, pool, arena, etc.).
- Some groups, such as live bands who play Cherry Festival and players for tourneys in town, need to rent gyms for use of the showers. Could use facility for those groups.

B. General Update

None.

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C. Other reports

None.

IV. Discussion About Next Steps, Timeline, and Preparation

A. Status Report Is Next Step (Parks and Recreation Department to Develop)

- Sommerfield will submit estimate for colored renderings and models.
- Include drawings and plan for seven-to-ten-year timeline, including what "meantime" solution could address TBAYS' needs.
- Include information about how recreational piece fits into plan.
- Identify needs of every potential user group.
- Provide information that Parks and Recreation Commission needs to see to make a decision.
- Provide information that help Friends Group make a decision.

B. Potential Meetings/Contacts

- Meet with Mike Walton from *Record-Eagle*.
- Neal Ronquist meeting or contact?
- Lemcool and Binkley to meet with Larry Inman on May 15.
- Jones to meet with Marsha Smith and Phil Ellis to discuss the necessary tools for a capital campaign.

V. Adjournment