



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
SENIOR/COMMUNITY CENTER TASK FORCE
February 25, 2025 – 6:00 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – January 28, 2025
6. COMMUNICATIONS FROM THE PUBLIC
7. FINANCIAL DISCUSSION
 - A. Programming/Staff
 - B. Operations
8. PUBLIC REMARKS
9. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864



Charter Township of Meridian
Senior/Community Center Task Force
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Tuesday, January 28, 2025 – Minutes

Members

Present: Scott Hendrickson, Steve Vagnozzi, Suchir Nagisetty, Michele Steed, Mary Nardo Farris, Josh Robertson, John Hood (arrived 6:20pm), and Patrick Malley (arrived 6:45pm)

Members

Absent: LuAnn Maisner

Staff

Present: Township Manager Tim Dempsey, Community Planning & Development Director Timothy Schmitt, and Parks and Recreation Director Courtney Wisinski

Others

Present: Trustee Kathy Sundland

1. CALL MEETING TO ORDER

Supervisor Hendrickson called the meeting to order and called the roll at 6:00pm.

2. PUBLIC REMARKS

Supervisor Hendrickson opened comments from the public at 6:03 pm.

Suzanne Leialoha, Township Resident, urged the Task Force to consider the phased Senior Center Plan brought by Barbara O’Kelly.

Jim Solce, Meridian Community Band President, spoke in support of a Senior/Community Center that would allow for space for the band to rehearse and storage for instruments and sheet music.

Neil Bowlby, Township Resident, expressed the need for a Senior Center to replace what is at the School now. He shared the size of the local Senior Centers compared to the population size and the average was one square foot per person. He supports Barbara O’Kelly’s plan of a phased Senior Center approach with a facility of 10,000-12,000 square feet for Phase 1.

Jean McDonald, Township Resident and Meridian Senior Center Board Member, shared that the community has many questions on the timeline for development, phases of development, and timely spending of the grant funds received for the project.

Barbara O’Kelly, Township Resident, suggested a three-phase plan for the Center and expressed interest in the Driving Range property on Grand River Avenue because it is large enough to support growth along with outdoor recreation activities.

Supervisor Hendrickson closed comments from the public at 6:17pm.

3. APPROVAL OF THE AGENDA

**MOTION BY MEMBER FARRIS TO APPROVE THE AGENDA. SUPPORTED BY MEMBER STEED.
MOTION APPROVED 6-0.**

4. APPROVAL OF MEETING MINUTES-December 10, 2024

**MEMBER ROBERTSON MOVED TO APPROVE THE DECEMBER 10, 2024 MINUTES. SUPPORTED BY
MEMBER VAGNOZZI. MOTION APPROVED 6-0.**

5. COMMUNICATIONS FROM THE PUBLIC

Supervisor Hendrickson acknowledged the emails received and placed them in the record. He welcomed new Township Manager Tim Dempsey.

6. PROGRAMMING AND COST DISCUSSION

A. Building Space Planning

Community Planning and Development Director Tim Schmitt stated it is unlikely that the offer we have out for the property on Grand River Avenue will be accepted. It is likely we proceed with the Township owned property next to the Central Fire Station.

Adam Hopkins with Progressive discussed the four space planning options that were developed based on public input. The options included the following:

Options	Square Feet	Estimated Construction Costs
1. Senior Center (no gym)	23,396	\$11,100,000-\$12,500,000
2. Senior Center with indoor pickleball	41,459	\$19,600,000-\$22,200,000
3. Community Center & Senior Center (one gym)	55,809	\$26,400,000-\$29,900,000
4. Community Center & Senior Center (two gyms)	73,400	\$34,700,000-\$39,400,000

The Haslett and Okemos Superintendents confirmed that there are no former school sites available for the project. Discussion regarding the cost increases that go with building a phased project and the spaces needed in the Senior Center. The \$5 million grant received for this project from the State of Michigan has to be expensed by September 2026.

There was consensus that option 1 and option 3 are the best ones to pursue. The Task Force asked Progressive to rework option 1 to reduce the square feet by 10-15% to a total of 15,000 square feet of program space, on the Central Fire Station site, with the option for growth. Discussion was had to be sure to design option 3 in a way that the Senior Center feels separate from the Community Center, possibly with a separate entrance.

Progressive was also asked to bring option 3 designed on the Fire Station site, as well as, a 10-15% reduction in square feet of option 3. These three design options will be presented at the March meeting.

At the February meeting, Staff will discuss operational costs for the three options.

7. PUBLIC REMARKS

Supervisor Hendrickson opened comments from the public at 8:00 pm.

Suzanne Leialoha, Township Resident, urged the Task Force to keep the senior focused exercise equipment in the plan.

Jim Solce, Meridian Community Band President, mentioned there would be opportunities to have shared space that is used different hours of the day.

Barbara O'Kelly, Township Resident, shared the current sized of the spaces at the Senior Center and stated the large room for 120 people, in the proposed plan, is not needed and the current exercise space is 120 square feet. A separate entrance would be appreciated.

Supervisor Hendrickson closed comments from the public at 8:06 pm.

8. ADJOURNMENT

The meeting was adjourned at 8:06 pm without objection.

From: [REDACTED]
To: [SCC Taskforce](#)
Subject: Public Comments for Senior/Community Center Task Force Meeting January 28, 2025
Date: Sunday, January 26, 2025 8:58:48 PM

[You don't often get email from [REDACTED] Learn why this is important at [REDACTED]

I am an active member at the current Senior Center and support the creation of a new stand-alone Senior Center.

I do not, however, support doubling the size of the new Senior Center because of the onus of having to pay additional taxes. Meridian Township needs to be fiscally responsible to its citizens.

I think the incremental phases are a decent idea with the new stand-alone Senior Center being Phase I. I believe the Senior Center to be an integral part of the Meridian Township community.

Regards,
Sonya Boruszewski
Forest Hills Subdivision

Sent from ProtonMail, Swiss-based encrypted email.

Sent from Proton Mail Android

From: [REDACTED]
To: [SCC Taskforce](#)
Cc: [REDACTED]
Subject: New Senior Center
Date: Monday, January 27, 2025 3:40:12 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

January 27, 2025

My thoughts/preferences for a new senior center are for a stand alone building.

The proposal to make the building double the size of our existing building does not sound reasonable when not needing the extra space (increasing additional taxes etc.).

I feel the idea of a stand-alone senior center to be Phase I with incremental phases to follow sounds more acceptable.

I have been a senior center member/participant for many, many years. I would like keeping our area more private/individual for our group.

Sincerely,

Julie Stauffer

Chippewa Hills - Subdivision

From: [REDACTED]
To: [SCC Taskforce](#)
Subject: New Senior Center
Date: Monday, January 27, 2025 4:58:26 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

To the Task Force members:

I agree with my fellow Senior Center member, Julie Stauffer, as my own preferences are for a stand alone building for the new senior center as well. The proposal to make the building double the size of our existing building does not sound reasonable when not needing the extra space (increasing additional taxes etc.). It is also confusing as to why the Parks & Recreation staff would be sharing office space with our Senior Center administration.

I feel the idea of a stand-alone senior center to be Phase I with incremental phases to follow sounds more acceptable (as presented by Barb O'Kelly). I have been a senior center member/participant since 2014. I have thoroughly enjoyed spending time with my own age group. I would like to keep our area more private/individual for our group.

I do not agree that seniors would do better being with people of all ages. The Senior Center, to me, is a place where I can go and not worry about our security, and to spend time with others who understand what we are going through as we age.

Sincerely,

Suzanne Leialoha

Sr. Center Member and Volunteer Librarian

Haslett

I believe that this plan incorporates all the spaces in the tables prepared by the township staff and that it meets the needs of the Task Force, the Township Board and staff, Meridian Township, and all the residents of Meridian Township. There has not yet been an opportunity for this plan to be considered by the Advisory Board of the Meridian Senior Center; I expect we will have their recommendation before next month's Task Force meeting.

I hope the Task Force will consider this proposal along with the other alternatives presented by the staff. I would be happy to answer any questions and to meet with you as a whole or individually in the future.

Thank you for your consideration,

Barbara O'Kelly (she/her)



Meridian Township Senior /Recreation/CommunityCenter

Phase 1: Senior Center (No Gym)	2025-27	Phase 2: Recreation Center	2026-28	Phase 3: Community Center	2027-29
	<u>Square Feet</u>		<u>Square Feet</u>		<u>Square Feet</u>
Reception Area	620	Reception Area	1,220	Reception Area	620
Vestibule	220	Vestibule	220	Vestibule	220
Reception Desk	250	Reception Desk	250	Reception Desk	250
Rear Vestible	150	Rear Vestible	150	Rear Vestible	150
		Equipment Storage	600		
Administrative Space	1,970			Administrative Space	770
Manager/Coordinator	150	Administrative Space	1,150	Parks & Rec Specialist Office	100
Admin. Assistant*	100	Director	150	Parks & Rec Specialist New Work Station	100
Programming Asst.*	100	Parks & Rec Specialist Work Station	100	Intern Work Station	100
Receptionist (Vol.)	100	Parks & Rec Specialist Work Station	100	Storage	200
Equipment Storage**	800	Market Manager Work Station	100	Conference Room (8 people)	270
Work Room	100	Intern Work Station	100		
Storage	200	Parks & Rec Specialist New Work Station	100	Meeting Rooms	5,280
Conference Room (12)	270	Break Room/Kitchette (shared)	500	Multi-Purpose Room (120)	2,160
Kitchenette	150			Raised platform	150
		Multi-Sport Gym for All Ages	17,350	Ramp/Steps	100
Activity Areas	4,750	Courts (Pickleball, Bball, Vball)	14,000	Table/Chair Storage	300
Conversation/Lounge***	800	Spectators, Circulation	900	Warming Kitchen	600
Billiards Room	200	Storage (in Reception)	-	Multi-Purpose Room (100; partitions)	1,000
Table Tennis Room	300	Multi-Purpose Room (e.g., teams)	525	Table/Chair Storage	150
Storage	150	Multi-Purpose Room (e.g., teams)	525	Multi-Purpose Room (40)	720
Classroom (to 35)	525	Women's Toilets/Locker/Shower	700	Table/Chair Storage	100
Multi-Purpose Room	1,200	Men's Toilets/Locker/Shower	500	Women's Toilets-shared with Rec. area	-
Raised platform	150	Family Toilet/Changing	100	Men's Toilets-shared with Rec. area	-
Ramp/Steps	100	Custodial	100	Custodial-shared with Rec. area	-
Table/Chair Storage	150				
Massage/Reflexology	200	Youth Recreation Program	5,000	Walls, Mechanical, etc.	2,334.50
Yoga/Tai Chai	525				
Exercise Equipment	300	Walls, Mechanical, etc.	8,652		
Storage	150				
Building Support	500				
Senior Women's Toilets	200				
Senior Men's Toilets	200				
Custodial	100				
Walls, Mechanical, etc.	2,744				
	35%				
Total Senior Center	10,584	Total Recreation Center	33,372	Total Community Center	9,005
		TOTAL FACILITY	52,961		
* Could be one shared space					
** Tomado shelter, piano, rummage sale items, etc.					
*** Includes Library, game tables, waiting area					

From: [REDACTED]
To: [REDACTED] [SCC Taskforce](#)
Cc: [REDACTED]
Subject: Re: New Senior Center
Date: Monday, January 27, 2025 8:15:41 PM

THANKS, Julie. Hope to see you tomorrow.
Barb

From: [REDACTED]
Sent: Monday, January 27, 2025 3:40 PM
To: scctaskforce@meridian.mi.us <scctaskforce@meridian.mi.us>
Cc: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Subject: New Senior Center

January 27, 2025

My thoughts/preferences for a new senior center are for a stand alone building. The proposal to make the building double the size of our existing building does not sound reasonable when not needing the extra space (increasing additional taxes etc.). I feel the idea of a stand-alone senior center to be Phase I with incremental phases to follow sounds more acceptable. I have been a senior center member/participant for many, many years. I would like keeping our area more private/individual for our group.

Sincerely,
Julie Stauffer
Chippewa Hills - Subdivision

From: [REDACTED]
To: [SCC Taskforce](#)
Subject: New Senior Center
Date: Tuesday, January 28, 2025 2:02:58 PM

[REDACTED]

To Whom It May Concern:

I have been attending a number of the Senior/Community Center Advisory Committee meetings and appreciate your efforts to date. Thank you.

As a senior member of this community I am sorry to see us not continuing a partnership with our schools. It has been such a welcoming, respectful relationship (thank you Dr. Hood) and one that has been financially beneficial. The general costs like heat, air conditioning, custodial care, IT assistance, building and grounds maintenance, enhanced security shared by the school district become major budget items that must now draw from a new revenue source and these will be large expenditures.

However, if a brand new building is the new course of action, then I am strongly in favor of a stand alone building that is a Senior Center with plans to add a Community Center in a future phase. The stand alone Senior Center is the most pressing issue. A point was made at the last meeting I attended that the grant was written for a combined Community/Senior Center and this presented a "problem" if we tried to circumvent this grant request. I have since discovered that a direct conversation with the grant provider and an Advisory Committee member indicates the funding source is from a pot designated for Seniors. Because of the designated funding source, there is no "problem" utilizing the grant for a stand alone Senior Center.

If and when a Community Center is phased in, there can be opportunities for planned interaction with younger age groups. It would be much like we currently choose to enjoy in our school setting. Choice is the important component. Many Seniors are most comfortable being with their peers who share the joys and challenges of aging. For those who value multi-age experiences, programs can be made available to meet that need.

Cherie Wisdom has done a wonderful job of making the Senior Center an inviting place. I am hopeful that a new facility will not lose the appeal of home that she has created. It is a comfortable, secure place. It was disappointing that so much initial planning occurred without architects even visiting the current location to understand what currently exists.

Lastly, it is crucial that the plan be affordable. There is no sense in a concept that will require increased taxes. By increasing taxes, the very persons you are trying to help may find themselves priced out of a much needed center. Please remember the fixed incomes of many older township residents whose pockets are not limitless.

As our sole Senior designated to serve on the Advisory Committee, Barb O'Kelly has sought seniors' input throughout the planning process and kept us updated. She is to be commended for using her voice to clearly identify Senior needs and transparently searching for consensus solutions. You have represented us well, Barb.

Thank you again for your time and efforts.

Mary Davidson
Okemos Resident and longtime Senior Center Member

Sent from my iPad

From: [REDACTED]
To: [SCC Taskforce](#)
Subject: RE: New Senior Center
Date: Tuesday, February 4, 2025 4:47:35 PM

Based upon my discussions with the Senior Center Advisory Board there needs to be a family bathroom in the new Senior Center. This bathroom is missing from the list of items in the proposals presented at our last meeting.

Thanks!

Steve Vagnozzi

[REDACTED]

From: [REDACTED]
Subject: Community Resources Available
Date: Wednesday, February 12, 2025 2:56:17 PM

You don't often get email from abc_bechtel@abcglobal.net. [Learn why this is important](#)

Dear Senior Center Task Force Members, Township Board Members, and Township Staff Members,

At the last Senior Center Task Force meeting on Tuesday, January 28, 2025, there were some questions regarding what resources are available in our local community.

As a result, FYI, besides our local school facilities, I want to communicate about some community resources that are also locally available as follows.

First, regarding local Court One, the nearby Court One North **recently added 12 newly finished indoor pickleball courts** and also has indoor tennis courts, outdoor basketball courts, etc. that are all available. Also, the Court One Training Center in Haslett is available and has indoor basketball court, volleyball courts, etc. and outdoor football/soccer fields, etc. The Court One East in Okemos has multiple indoor basketball courts, indoor tennis courts, etc. which are also all available. See weblinks below for more detailed and specific information:

1. **Court One North**
<https://courtone.com/court-one-north/>
2. **Court One Training Center (Haslett)**
<https://courtone.com/training-center/>
3. **Court One East (Okemos)**
<https://courtone.com/court-one-east/>

Second, regarding some FREE local community resources, please note as well that Senior Citizens ages 65+ have FREE access to gym exercise/fitness/health classes, exercise equipment, etc. at numerous facilities thru Medicare Advantage/Medigap **Silver Sneakers Program** (<https://tools.silversneakers.com>).

I am familiar with this FREE Silver Sneakers program because my 87 year old Mom and her friends currently weekly use it FREE having access to both the FREE gym Silver Sneakers classes and also the FREE access to the gym's exercise equipment with NO annual membership fee and NO daily/monthly fees. It is all FREE.

It is a win-win because the Senior Citizens get these wonderful benefits with FREE access to these exercise classes and FREE access to gym exercise equipment, etc., and the private gyms businesses, etc. get directly paid/reimbursed thru the Medicare Advantage and Medigap plans.

Per this Silver Sneakers weblink above, here below are several local nearby gyms/etc. facilities that participate in this FREE access Silver Sneakers Program which are as follows:

Free Senior Silver Sneakers Program (Ages 65+)

1. **Anytime Fitness (Haslett, MI)**
<https://www.anytimefitness.com/gyms/2453/haslett-mi-48840/>
2. **Parkwood Branch YMCA (Haslett, MI)**
<https://www.ymca.org/locations/parkwood-branch-ymca>
3. **Ingham County Medical Care Facility on Dobie Road (Okemos, MI)**
<https://dobieroad.org/wellness/>
4. **Planet Fitness in Meridian Mall (Okemos, MI)**
<https://www.planetfitness.com/gyms/okemos-mi#memberships>
5. **Crunch Fitness (East Lansing, MI)**
<https://www.crunch.com/locations/east-lansing>
6. **Powerhouse Gym (East Lansing, MI)**
<https://powerhousegym.com/locations/eastlansing/>
7. **Numerous Locations throughout and in the surrounding Metro-Capitol Area**

Third, local nearby Michigan State University (MSU) has a long tradition with several programs/etc. welcoming Senior Adults, and in 2020, MSU was named an Age-Friendly University. See MSU weblinks below:

MSU Senior Adult Programs/Classes/Etc.

1. **MSU Named An Age-Friendly University (02-10-2020)**
<https://msutoday.msu.edu/news/2020/msu-named-an-age-friendly-university>
2. **MSU Age Alive**
<https://agealive.org>
3. **MSU Lifelong Education (All Adult Ages Welcome)**
<https://reg.msu.edu/RQInfo/EnrReg/LifeLongEducation.aspx>
4. **MSU Community Music School Adult Programs, Wellness Offerings, & Therapies (Financial Assistance Available)**
<https://cms.msu.edu/el/programs/adults/>
5. **MSU Senior Ambassadors Program**
<http://www.seniorambassadorsprogram.org>

Fourth, additionally **FitOn Health** (previously PeerFit) provides both Medicare benefits to Medicare members (ages 65+) and also employees' health and well-being benefits from employer plan programs. Here below are several local nearby gyms/etc. facilities that participate in the FitOn Health. See weblinks below.

FitOn Health Platform

1. **Anytime Fitness (Haslett)**
<https://explore.fitonhealth.com/in-person/location/88792>
2. **Parkwood Branch YMCA (Haslett, MI)**
<https://explore.fitonhealth.com/in-person/location/88263>
3. **Ingham County Medical Care Facility on Dobie Road (Okemos, MI)**
<https://explore.fitonhealth.com/in-person/location/87812>
4. **Jet Fitness (Okemos, MI)**
<https://explore.fitonhealth.com/in-person/location/87873>
5. **Yoga State (Okemos, MI)**
<https://explore.fitonhealth.com/in-person/location/20534>
6. **Crunch Fitness (East Lansing, MI)**
<https://explore.fitonhealth.com/in-person/location/91444>
7. **Powerhouse Gym (East Lansing, MI)**

<https://explore.fitonhealth.com/in-person/location/23241>

Fifth, several local private businesses, etc. also have a wide variety and range of spaces available. See weblinks below.

Community Indoor Swimming Courts/Pools/Ice Rinks/Etc.

1. Haslett Parkwood Branch YMCA (Indoor Swimming Pool, Basketball Court, Racquetball Courts, Fitness Center, Youth Fitness Area, Indoor Track, Rock Wall, Classes, Programs, Etc.)
<https://www.lansingymca.org/parkwood>

2. Okemos Ingham County Medical Care Facility (On Dobie Road) (Indoor Swimming Pool, Fitness Center, Classes, Etc.)
<https://dobieroad.org/wellness/>

3. Okemos Goldfish Swim School (Indoor Swimming Pools, Classes, Etc.)
<https://goldfishswimschool.com/okemos/programs/>

4. East Lansing Michigan Athletic Club (MAC) (Indoor & Outdoor Swimming Pools, Basketball Courts, Racquetball Courts, Indoor & Outdoor Tennis Courts, Pickleball Courts, Fitness Studios, Indoor Track, Classes, Programs, Etc.)
<https://www.uofmhealthsparrow.org/our-hospitals-services/michigan-athletic-club>

5. East Lansing Hannah Community Center (Indoor Swimming Pool, Fitness Center, Gymnasiums, Classes, Programs, Etc.)
<https://www.cityofeastlansing.com/824/EL-Hannah-Community-Center>

6. East Lansing Ice Cube Rink (Classes, Open Skate, Clubs, Etc.)
<https://www.bigbycoffeicecube.com/east-lansing/home>

7. East Lansing MSU Munn Ice Arena (Open Skate, Etc.)
<https://munnicearena.msu.edu/ice-schedules/public-skating.html>

8. East Lansing MSU Community Music School (Adults & Children/Youth Programs) (Financial Assistance Available)
<https://cms.msu.edu/el/programs/>

The above weblinks are just some of our many nearby area resources that are available in our local community. I hope this information is helpful.

Thank you,
Beth Bechtel

From: [REDACTED]
To: [Scott Hendrickson](#)
Cc: [REDACTED]
Subject: Alternative proposal for new Senior Center
Date: Friday, February 14, 2025 12:41:48 PM
Attachments: [SCC Space Requirements 2-13-2025.xlsx](#)

Dear Superintendent Hendrickson:

As you know, the SSC Task Force has been presented with two alternative sets of space requirements for a stand-alone Senior Center and two for a Senior/Community Center. The consensus of the Task Force was that the even the most modest proposal, for a stand-alone Senior Center with no gymnasium at 23,400 square feet, was too large and expensive; they requested an alternative plan in March reduced by 10-15%: 19,900-21.00 square feet.

The Advisory Board of the current Meridian Senior Center believes that, while it might be nice for a 20,000 square foot Senior Center or senior space within a Senior/Community Center would be nice, that is larger than the Township could build without requesting a millage increase from our taxpayers. We have taken our sharpened pencils to the area list presented by the consultant to the Task Force, and we believe that our needs can be accommodated within approximately 14,500 square feet as specified in the attached spreadsheet. This is also the amount of dedicated senior space we would require in a combined facility.

We are bringing this alternative to the attention of the Township Board at this time so that you know that the current members of the Senior Center would be happy with a new Senior Center that does not require an increased tax burden on the residents of Meridian Township.

If you have any questions about this proposal or any other aspect of replacing the current Senior Center, I or other members of the Advisory Board would be very happy to meet with you individually or in a working group.

Thank you for your consideration.

Advisory Board of the Meridian Senior Center

Margaret Frisch
Ralph Frisch
Steve Vagnozzi
Ellen Portnoy

Jean McDonald
Barbara O'Kelly

CC: Meridian Township Board, SCC Task Force

Barbara O'Kelly (she/her)

[REDACTED]
[REDACTED]
[REDACTED]

Meridian Township Senior /Recreation/CommunityCenter

Phase 1: Senior Center (No Gym)		Phase 2: Recreation Center		Phase 3: Community Center	
	Square Feet		Square Feet		Square Feet
Reception Area	620	Reception Area	1,220	Reception Area	620
Vestibule (Main Entry)	220	Vestibule	220	Vestibule	220
Reception Desk/Work Area	250	Reception Desk	250	Reception Desk	250
Rear Vestibule (Second Entry)	150	Rear Vestibule	150	Rear Vestibule	150
		Equipment Lending Room/Storage	600		
Administrative Space	2,150			Administrative Space	770
Senior Center Manager/Coordinator	150	Administrative Space	1,150	Parks & Rec Specialist Office	100
Admin. Assistant Work Station	150	Director	150	Parks & Rec Specialist New Work Station	100
Programming Assistant	150	Parks & Rec Specialist Work Station	100	Intern Work Station	100
Work Room	500	Parks & Rec Specialist Work Station	100	Storage	200
Storage	200	Market Manager Work Station	100	Conference Room (8 people)	270
Conference Room (12 People)	400	Intern Work Station	100		
Warming Kitchen	600	Parks & Rec Specialist New Work Station	100	Meeting Rooms	5,280
		Break Room/Kitchenette (shared)	500	Multi-Purpose Room (120)	2,160
Meeting Rooms	1,595			Raised platform	150
Multi-Purpose Room (40 people)	720	Multi-Sport Gym for All Ages	17,350	Ramp/Steps	100
Table/Chair Storage	100	Courts (Pickleball, Bball, Vball)	14,000	Table/Chair Storage	300
Classroom (35 people)	525	Spectators, Circulation	900	Warming Kitchen	600
Small Group Meetings (12 people)	250	Storage (in Reception)	-	Multi-Purpose Room (100; partitions)	1,000
		Multi-Purpose Room (e.g., teams)	525	Table/Chair Storage	150
Activity Areas	6,830	Multi-Purpose Room (e.g., teams)	525	Multi-Purpose Room (40)	720
Conversation/Lounge***	1,100	Women's Toilets/Locker/Shower	700	Table/Chair Storage	100
Hospitality/Self-Serve Coffee	450	Men's Toilets/Locker/Shower	500	Women's Toilets-shared with Rec. area	-
Fire/TV Seating Area	575	Family Toilet/Changing	100	Men's Toilets-shared with Rec. area	-
Library Shelving	250	Custodial	100	Custodial-shared with Rec. area	-
Billiards Room	400				
Table Tennis Room	730	Youth Recreation Program	5,000	Walls, Mechanical, etc.	2,334.50
Storage	300				
Multi-Purpose Activity Room (75-100)	1,200	Walls, Mechanical, etc.	8,652		
Raised platform	150				
Ramp/Steps	100				
Table/Chair Storage	300				
Massage/Reflexology	200				
Yoga/Tai Chai	525				
Wellness Equipment	400				
Storage	150				
Building Support	600				
Senior Women's Toilets	200				
Senior Men's Toilets	200				
Family Toilet/Changing	100				
Custodial	100				
Walls, Mechanical, etc. (35%)	4,128				
Total Senior Center	14,328	Total Recreation Center	33,372	Total Community Center	9,005
Total Storage	750				
		TOTAL FACILITY	56,705		

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: One More Thing: Few More Things on Community Center Proposal: Update: Alternative proposal for new Senior Center
Date: Monday, February 17, 2025 7:59:15 PM

Thanks again, Beth, for all your research and analysis. Please bear in mind, though, that neither the current Meridian Senior Center nor the new facility have been conceived as self-supporting. I don't know about the facilities in East Lansing, Farmington Hills, or Portage.

The current millage supporting the Senior Center is almost entirely to support staffing: one full-time and one part-time. All the building maintenance, custodial, and other services are absorbed by the Okemos Public Schools as part of their Community Education program. Since the new facility would not be on OPS property, the Township will be giving up this support.

I believe—but don't have a source to cite, and I can't guarantee my memory of the numbers is accurate—that there's general consensus among members of the Township Board and staff members that a millage equivalent to the expiring millages for the new fire station and the CATA subsidy would generate about \$800,000/year (with annual inflationary increases), enough to support the operation of a new Senior Center plus perhaps another staff member. A larger Community Center would require a higher millage to support both construction and staffing. One of these seems likely to be on our ballot in August.

Thanks again for your interest, your research and analysis, and your involvement!

Barbara

Barbara O'Kelly (she/her)

[REDACTED]
[REDACTED]

Sent: Monday, February 17, 2025 2:01 PM

To: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: One More Thing: Few More Things on Community Center Proposal: Update: Alternative proposal for new Senior Center

Hi Everyone,

One more thing, I want to highlight and note that these large Community Centers all belong to Cities and that there is a definite concern and challenge with these Cities large Community Centers having significant operating losses year after year that become difficult to absorb and sustain forever.

I am still searching for all the details about these cities large Community Centers' financial bottom lines; however, I have found some information about the City of East Lansing Hannah Community Center, City of Farmington Hills Hawk Community Center, and the City of Portage Zhang Community Senior Center. See the weblinks and quotes below about operations costs and bottom lines.

1a. **City of East Lansing's Staff Detail Uses & Costs of Hannah Community Center Due To Budget Shortfall (02-13-2018)**

<https://archive.eastlansinginfo.org/content/city-staff-detail-uses-and-costs-hannah-center.html>

"Members of the public who attended the community engagement meetings last month were asked to review a spreadsheet of possible funding cuts as part of the conversation surrounding East Lansing's budget shortfall. By far, the single largest cost-saving option on that list was the closing of Hannah Community Center, which staff estimated could save the City of East Lansing just over one million dollars per year."

Of the \$1,010,905 projected savings should Hannah be closed, \$587,455 (or about half of the total) is tied to "Building Operations." According to McCaffrey, the rest of the savings would come from eliminating staff and programs: "That would be front desk staff, Community Center Coordinator, Recreation and Arts Coordinator, Event Planner, Theater Technician, and it would also include the Senior Programs and Service Staff. So that's 9 full-time staff [and] 62 part-time staff."

1b. **City of East Lansing Hannah Community Center Annual 2025 Operating Costs have now increased to \$1,593,400** (Building Operations Costs \$984,400 + \$609,000 Guest Services Costs) (Reference is January 7, 2025 Operations Cross-Reference Letter/Spreadsheet from Meridian Township Parks Director)

2. **City of Farmington Hills Hawk Community 2023 Annual Operating Costs Approximately \$4,000,000**
(2023 Operations Costs \$6,000,000- \$2,000,000 Prior Operations Costs = \$4,000,000 Hawk Community Center Operations Costs)
Farmington Hills Considers Better Funding For Hawk Community Center (05-16-2023)

<https://www.hometownlife.com/story/news/2023/05/16/the-hawk-farmington-hills-improvements/70212227007/>

"**Since The Hawk's opening**, special services has drawn about \$6 million from the city each year. Historically, the department's draw was \$2 million via a parks millage. The Sports Facilities Advisory recently completed a report that offers ways the city can close that gap and improve recreational facilities.

"In the big picture, **a \$6 million draw from the general fund really isn't sustainable**," Schnackel said. "So we consulted with this group and said help us look at narrowing this \$6 million gap to closer to the \$2 million gap. That's where we want to be.

The Sports Facilities Advisory **suggested an additional parks tax**, getting an outside investor or **increasing fees**. Schnackel said the city isn't committed to a strategy yet."

3. **City of Portage Zhang Community Senior Center**
https://stories.opengov.com/portagemi/published/K_cbNJ_JS8

From weblink above

City of Portage: Calculated Annual Net Losses (Revenues-Expenditures= Net Dollar Losses)

2022-23: Revenue \$1,186,527 - \$1,509,230 Expenditures = Actual Loss (\$322,703)

2023-24: Revenue \$752,900 - \$1,413,879 Expenditures = Amended Budget (\$660,979)
2024-25: Revenue \$931,000 - \$1,587,500 Expenditures = Approved Budget (\$656,500)

Also, keep mind for reference the following financial data points pertaining to Meridian Township:

4a. Meridian Township Board Meeting Tuesday, August 8, 2024 (Start Timemark 4:24:55)

<https://www.youtube.com/watch?v=eMSRqzcEASy>

Younkers Community Center Proposal Estimated Initial Costs (40,000 sq. ft.):

Purchase Price Younkers Building:	\$2,500,000
Renovation Costs:	\$22,500,000
Interest & Bonding Costs:	\$13,400,000
Operations Costs:	\$40,000,000 (Approximately \$2,000,000 operations costs per year for 20 years)
Grand Total:	\$78,400,000

Please note from the Tuesday, January 28, 2025 Task Force Meeting (Start Timemark 1:11:30) (https://www.youtube.com/watch?v=RQP5VhEN_Co), staff communicated that the last estimate for Younkers Renovation Costs have now risen to \$23,800,000, which is a significant \$1,300,000 costs increase just within 6 months of time.

4b. Meridian Township Current Senior Center Tax Millage (Approx. 9,600 sq. ft.)

2022 Meridian Township Senior Citizen, Recreation & Services Millage (Passed for 10 years)

August 2, 2022 Primary Election Ballot Language (Specifically Page 3, Item II)

<https://docs.ingham.org/Department/County%20Clerk/Elections/Election%20Results/Ingham%20County%20Ballot%20Proposals%20August%202%202022.pdf>

2022 Calendar Year

\$283,921

Please note per Meridian Township Treasurer that 2/3 of this above annual tax millage amount is specifically for the operations costs of the current Meridian Township Senior Center, which amounts to approximately \$189,281 annually for 10 years being allocated to the current Meridian Township Senior Center.

Comparing current Meridian Township Senior Center (Approx. 9,600 sq. ft.) annual operating costs of approximately \$189,281 to proposed Younkers Community Center (Approx. 40,000 sq. ft.) annual operating costs of approximately \$2,000,000 is an over a ten times increase or specifically 1056.63% increase in annual operating costs, which is an enormous increase in annual operations costs the township citizens will bear with significant increased annual property taxes forever into perpetuity.

Again, please also keep in mind, from last Task Force Meeting on Tuesday, January 28, 2025, the current Community Center-1 Gym proposal is listed at 55,809 sq. ft. with directed 10%-15% reduction, resulting in 47,438-50,228 sq. ft. range. This current Community Center-1 Gym proposal significantly larger 47,438-50,228 sq. ft. range is 20%-25% bigger than the prior Younkers Community Center proposal at 40,000 sq. ft., which the Township Board voted down because too costly and expensive.

I hope that information is helpful.

Take care,
Beth

On Sunday, February 16, 2025 at 03:05:27 PM EST, Christian & Beth Ann Bechte [REDACTED]

Hi Everyone,

After watching the video of last Tuesday, February 11, 2025 annual Joint Board & Commissions Meeting where yearly updates were provided, I wanted to highlight a few more things on the much larger Community Center proposal, specifically regarding the details of the Community Survey and the likely additional annual membership fees on top of the additional annual property tax increases from a likely new tax millage. At prior township meetings with regard to a future larger Community Center facility, the Community Survey and additional annual property tax increases from a new additional tax millage have been discussed; however, I have not heard discussion on a future larger Community Center's annual membership fees.

First, it has been repeated many, many times at several different meetings Meridian Township's goal of a future Meridian Township Community Center, which is mostly supported by data information from the Community Survey. Please note the following weblinks:

1. Tuesday, October 1, 2024 Board Meeting (Start at Timemark 2:13:35)

<https://www.youtube.com/watch?v=hGcFXXbqwqY>

2. Tuesday, October 1, 2024 Board Meeting Packet

<https://www.meridian.mi.us/home/showpublisheddocument/28986/638635617705070000>

From above weblinks, please note it is indicated that the Community Survey Total Responses was 462 Total Responses, which included 392 valid random sample survey responses and 70 non-sample responses (Packet page 9).

Overall, with an approximate Total Population of Meridian Township of 44,000 people and 462 total responses, that is an approximate 1.1% percent feedback response from approximate Meridian Township Total Population (462/44,000=.0105). A 1.1% percent community feedback response is a very low overall percentage.

Also note, in regards to this specific survey, the random sample survey size was 2,000 voters. Please note the non-sample 70 survey responses were NOT included in statistics presentations in the survey's summary report. As a result, the survey's summary report statistics presentation results were of a 19.6% response rate (392/2,000), which is a below average survey response rate and far from an excellent survey response rate. See weblink below: <https://www.customerthermometer.com/customer-surveys/average-survey-response-rate/>

In addition, survey results are dependent upon the survey questions asked and how those questions are specifically constructed and worded. Also, in regards to this Community Survey, in the Community and Senior Center questions section, the additional estimated annual property tax millage average costs per household and the very likely additional estimated range of annual resident participant fitness/etc. membership fees required were NOT detailed, which may have influenced the millage responses to Survey Question 32 (Packet page 154). The response results to survey Question 32 were very close on this additional millage tax question. (Packet pages 8 & 28)

When citizen voters do not have all the information pertaining to approximate costs with these Community and Senior Center survey questions, it is very challenging to understand and properly respond to generic questions accordingly.

Additionally, please note as well in this survey's Community and Senior Center questions section, all 4 questions asked were only about a Combined Community & Senior Center facility. In this questions section, zero questions were asked about a Senior Center Only facility. (Packet page 154).

Second, please keep in mind these baseline details from the online packet of the last Task Force Meeting on Tuesday, January 28, 2025. The combined Senior & Community Center-1 Gym proposal currently now being considered is currently listed at 55,809 square feet, which is an approximately 40% increase

over the prior very expensive Younkers proposal at approximately 40,000 sq. ft. And even if this Senior & Community Center-1 Gym proposal is reduced 10%-15% as directed, that Senior & Community Center-1 Gym proposal will be in the range of 47,438-50,228 sq. ft., which is still a very large Community Center facility and almost 20%-25% larger than the prior very expensive Younkers proposal at 40,000 sq. ft.

Therefore, it is very important to note as well, the very likely larger Community Center's annual membership fees. These much larger Community Center's additional annual resident participant(s) fitness/etc. membership fees on top of the additional annual property tax increases from a new likely additional tax millage are both substantial and will be placed upon the citizens to bear and pay. These additional Community Center annual participant(s) fitness/etc. membership fees for both residents and non-residents are usually necessary in order to offset the much bigger Community Center's large operating costs.

As an example, please note below the following list of annual Senior-Adult resident participant fitness/etc. membership fees ranges at various Community Centers throughout Michigan as just a sample.

Annual Community Center Senior-Adult Resident Participant Fitness/Etc. Membership Fees

1 **City of East Lansing: Hannah Community Center: \$175-\$255**

<https://www.cityofeastlansing.com/845/Fitness-Passes>

2. **City of Farmington Hills: Hawk Community Center: \$238-\$270**

<https://www.fhgov.com/thehawkfh/hawk-pass/>

3. **City of Howell/Local Area: Oceola Community Center: \$165-\$220**

<https://static1.squarespace.com/static/533470d4e4b0d5e2d59fef4a/t/67852a883034294a90bcf4e3/1736780429221/2025+Membership+%2B+Passport.pdf>

4. **City of Williamston/Local Area: Williamston Community Center (Using High School Facilities): \$125-\$200**

<https://wcpfc.studio.xplor.co?type=storeproducts&id=118518>

These Community Center annual fitness/etc. membership fees above are similar to local private gym/etc. businesses annual basic membership fees. Also, as mentioned previously, several local private gym businesses/etc. also participate and get paid/reimbursed from the Silver Sneakers Program (Ages 65+) (<https://tools.silversneakers.com>), thru FitOn Health Platform plans (<https://www.fitonhealth.com>), etc. As a result, a large Community Center will possibly be duplicating services and competing with private local businesses/etc. in Meridian Township. I previously highlighted that towards the end of the last Task Force Meeting on Tuesday, January 28, 2025, two Task Force members stated that they wanted to avoid duplicating services and competing with local private businesses/etc.

Please note a much smaller Senior Center Only facility with activity and equipment rooms is very different than a combined very large Community Center. A very large, more expensive Community Center is likely to have additional annual Senior-Adult resident participant fitness/etc. membership fees similar to the listed Community Centers above in order to offset the large operating costs for this much bigger and very large Community Center facility. Again, these likely additional Community Center annual membership fees will be on top of the additional Community Center annual property tax increases from a new additional tax millage.

Therefore, relying mostly on this generic Community Survey results data as an indicator and support for Meridian Township's focus on the goal of a future Meridian Township Community Center is very concerning.

In regards to the scope of the much larger Community Center project proposal, the specific details of the Community Survey, the Community Center additional annual membership fees, and the Community Center additional annual property tax increases from a new additional tax millage are all very important and specific details to keep in mind, to thoughtfully consider, and for the whole community to understand in depth. I hope the above information is helpful.

Thank you,
Beth

From: [REDACTED]
To: [SCC Taskforce](#)
Subject: Senior Center proposal
Date: Tuesday, February 18, 2025 11:59:56 AM

[REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello,

Barb asked me to forward my email to the Board to you.

Sent from ProtonMail, Swiss-based encrypted email.

Sent from Proton Mail Android

----- Original Message -----

On 2/18/25 8:46 AM, Zzsborusz [REDACTED] > wrote:

> Hello,

>

> I utilize the current Senior Center twice a week (sometimes more) virtually every week of the year. I appreciate the comradery of the seniors there, the low fees, and the partnership with Okemos Public Schools. It saddens me that we will be losing that partnership and possibly the current senior comradery and low costs.

>

> I understand a small millage would be required to support the ongoing operational expenses of a new Senior Center. I agree with Treasurer Deschaine's recommendation that the current 0.04% millage that retired the debt for the new fire station be renewed to support the Senior Center--meaning no net increase in property taxes.

>

> I do not support any proposal that would increase property taxes or fees and further burden the residents of Meridian Township. Hence I do support the option to create a stand-alone Senior Center to mitigate costs.

>

> Regards,

> Sonya Boruszewski

> Forest Hills Subdivision

>

> Sent from ProtonMail, Swiss-based encrypted email.

>

> Sent from Proton Mail Android

From: [REDACTED]
To: [REDACTED]
Subject: Task Force New Construction Facility Proposals
Date: Tuesday, February 18, 2025 3:14:56 PM

You don't often get email from abc_bechtel@sbcglobal.net. [Learn why this is important](#)

Dear Board Members,

First, I want to commend and thank the Board for being fiscally and financially responsible to the Meridian Township citizens last August 8, 2024 when the Board voted No on the very large and extremely expensive Younkers Community & Senior Center proposal at approximately 40,000 square feet and approximately \$80 million in initial costs. I truly appreciate and am grateful for the Board's steadfast and primary stewardship of being fiscally and financially responsible to the Meridian Township citizens.

Second, at the last Task Force meeting 2 proposals presented were selected to move forward which are as follows: (See online Tuesday, January 28, 2025 Task Force Packet pages 14 & 16)

1. A newly constructed Senior Center Only-No Gym proposal at 23,396 sq. ft. which is over double the size of our current Senior Center and exceeding what the Seniors have expressed that they need and want.
2. A newly constructed Community & Senior Center-1 Gym proposal at 55,809 square feet which is approximately 40% larger than the prior voted NO expensive and costly Younkers proposal.

The Task Force direction going forward is to reduce the 2 proposals above by 10%-15% in square footage which amounts to the following:

1. A newly constructed Senior Center Only-No Gym proposal reduced to approximately 20,000-21,000 square feet range which is still double the size of the current Senior Center and exceeding what the Seniors have expressed what they need and want.
2. A newly constructed Community & Senior Center-1 Gym proposal reduced to approximately 47,000-50,000 square feet range which is still approximately 20%-25% larger than the prior voted NO expensive and costly Younkers proposal.

Additionally, It has been shared and is known that new construction costs per sq. ft. are higher than renovation costs per sq. ft.

With this current data information that is now available, I am definitely very concerned that the 2 upcoming proposals that will be brought back to the full Board for review this April or May will have very large square footage and as a result, very high and exorbitant costs, which will place a heavy financial property tax burden on the

township citizens forever into perpetuity.

I respectfully ask the Board Members to please remain steadfast and continue to place primary and utmost importance on being fiscally and financially responsible to the Meridian Township citizens. This very important decision made on this new facility project will forever significantly, financially impact the Meridian Township citizens now and into the future for perpetuity.

Thank you,
Beth Bechtel
Haslett, MI

From: [REDACTED]
To: [SCC Taskforce](#)
Subject: Revised Senior Center proposal re: Barb O'Kelly
Date: Tuesday, February 18, 2025 4:36:54 PM

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Meridian Township Advisory Board,

There have been clear concerns raised about a combined Senior/Community Center from the onset of discussions. The two that stand out are (1) Need versus Want and (2) Affordability. The township currently has a Senior Center that is losing its home. There is a "Need" to find a new home. A Community Center is a "Want" and as such should be addressed separately. Piggybacking the "Want" of a Community Center onto the "Need" for a Senior Center location has an unnecessary potential to be a loss for both. If combined, there is a very real prospect of tax increases and much higher membership fees, prospects not welcome or even viable for many Seniors. Please refocus your efforts on the problem you originally were asked to tackle— a new Senior Center location. Advisory Committee member Barb O'Kelly has enlisted feedback from countless Seniors. Her proposal accurately reflects a common sense solution for a stand alone Senior Center that is adequately sized, sustainable, and reflective of Senior input.

Thank you for continuing to address this situation.

Mary Davidson
Okemos citizen for 39 years
Active Senior Center member
Sent from my iPad



To: Senior and Community Center Task Force Members

**From: Courtney Wisinski, Director of Parks & Recreation
Dan Opsommer, Deputy Township Manager and Director of Public Works
Timothy R. Schmitt, AICP, Community Planning and Development Director**

Date: February 21, 2025

Re: Financial Planning for Senior Community Center

After discussing the internal programming needs at the Senior Community Center Task Force meeting in January and providing our consultants ample information to proceed forward with conceptual layout, Staff's focus has turned to the financial discussion how we plan for construction and operation of the proposed facility. Consistent with the Task Force's charge from the Township Board, Staff has provided analysis for both a standalone Senior Center and a combined Senior Community Center. There are two pieces of financial planning to look at: staffing needs under both scenarios and operating costs under both scenarios.

Additionally, as we shared at the last meeting, we have rough, early estimates for cost of construction, based on the similar facilities and the changes that the Task Force recommended that the consultants make to the plan. These will absolutely change at the March meeting, as our consultants are doing a deeper dive into potential cost changes, based both on the design and the market, so we will share that information when we have it.

Staffing Needs

Senior Center Staffing Model

The current Meridian Senior Center operates Monday through Friday from 9:00 am and 4:30 pm, totaling 37.5 hours per week. The current staff include the Senior Center Manager and a part-time (20 hours/week) assistant. The membership of the current center is 383 members; however, the membership was more than 500 pre-Covid. The Senior Center Manager and Advisory Board are actively seeking new members and the membership has steadily increased annually since the pandemic.

The expectation is that a new Senior Center would allow for increased programming and respectively increased membership. The existing staff have challenges currently with coverage and operating the Center when either of the current staff have vacation, sick time, etc. The greatest challenge is when both staff members may be sick or need time off at the same time and the center must close for those days as a result.

The current senior center is situated within the Okemos Public Schools – Chippewa Middle School. The School District is responsible for the utilities and maintenance of the Senior Center. A new senior center would be owned and operated by Meridian Township, resulting in all building and grounds maintenance and programming set-up conducted within the center be the responsibility of the Township.

Senior /Community Center Staff Model Comparison – Page 2

Increased operations and required building maintenance will require additional staff to support. The model below assumes that the center would be open Monday through Friday from 8 am to 5 pm, totaling 40 hours per week, consistent with the direction from the Task Force in January.

In addition to the existing Senior Center Manager and part time assistant, the new center would need to the following positions:

- Retain the existing full-time Senior Center Manager position.
- Upgrade the part-time Senior Center Assistant position with a full-time position to support the increase in duties resulting from increased membership and activities. Roles and responsibilities, include but are not limited to, outreach materials, social media updates, general office work, event attendance, etc.
- Add one part-time, seasonal staff to support the expected increase in membership and the opportunity for more programming at the senior center.
- Add one full-time Utility Worker for building and grounds maintenance which includes but is not limited to mowing, snow removal, repairs/replacement of amenities, etc.
- Add one 0.35 FTE of a Building and Grounds Superintendent that will provide management of Building and Grounds Utility Workers.

The projected total staff costs as described above are approximately \$316,472.50 annually.

Senior and Community Center Staffing Model

A senior and community center would require an increased number of additional staff due to the increased building size, operating hours and programming. Most youth and adult sports occur after normal work hours. To accommodate additional community programming, including indoor sports (basketball, volleyball, pickleball, etc.) will require additional hours of weeknights and Saturdays. The model below assumes that the center would be open Monday through Saturday from 8 am to 8 pm, totaling 72 hours per week, consistent with the direction from the Task Force in January.

Increased building size, programming, operations and required building maintenance will require additional staff to support.

- Retain the existing full-time Senior Center Manager position.
- Upgrade the part-time Senior Center Assistant/Receptionist position with a full-time position to support the increase in duties resulting from increased membership and activities. Roles and responsibilities include but are not limited to outreach materials, social media updates, general office work, event attendance, etc.
- Add one additional full-time Receptionist to work at the front desk including greeting, membership, questions, phones, etc. Two receptionists are needed to staff the front counter for the 72 hours per week the facility will be open and the desire for separate entrances for the Senior Center and Community Center portions of the facility.

- Add one full-time Senior Parks & Land Management Coordinator to supervise the Parks and Recreation Department’s Recreation Specialists.
- Add two full-time Recreation Specialists to coordinate non-senior related activities including but not limited to sports, events, community meetings, etc., as well as the increased hours of oversight of daily and night/weekend activities.
- Add two part-time, seasonal staff to support the expected increase in membership and the opportunity for more programming at the senior and community center.
- Add two full-time Utility Worker for building and grounds maintenance which includes but is not limited to mowing, snow removal, repairs/replacement of amenities, etc.
- Add one full-time Utility Worker for increased programming support which includes but not limited to set up and clean up for activities including physical fitness classes, meetings, cards, table tennis, outdoor events, etc.
- Add one 0.35 FTE of a Building and Grounds Superintendent that will provide management of Building and Grounds Utility Workers.

The projected total staff costs as described above are approximately \$863,020.50 annually.

Operational Costs

Consistent with Staff’s preparation during the discussion for the Younkers facility, we have analyzed the total cost to operate the facility, after years one and two. In years one and two, there will be costs, but they will be substantially lower, as the facility is under construction and will involve planning for the future as well.

Starting in year three, total operating costs are estimated to follow this mode. Staff will be able to speak directly to each category at the Task Force meeting.

Annual Operating Budget - Year 1 of Opening

Category	Senior Only (20,007 SF)	Center Senior Community Center (53,784 SF)
Utilities & Insurance	\$64,047.00	\$165,159.00
IT Equipment & Infrastructure	\$16,900.00	\$20,700.00
Personnel	\$316,472.50	\$863,020.50
Motor Pool & Building and Grounds Maintenance	\$149,722.00	\$317,886.00
Office Supplies/Community & Event Promotion/Programing Supplies	\$22,000.00	\$52,500.00
Total:	\$569,141.50	\$1,419,265.50

This operational model is intended to show everything that will be needed to effectively run the new facility **and** plan for the future of the facility. Staff wants to make sure that we are entering this endeavor with a clear vision of what long term operation and maintenance will look like.

Although a direct comparison is not ideal, since it is an existing building with quirks, for the Younkers location, Staff estimated that annual operating costs would have totaled \$1,988,771.50.

Construction Costs

At the January meeting, our consultants Progressive shared potential construction cost estimates based on comparative facilities. Assuming the average of those comparative facilities, we would spend approximately \$505 per square foot. This does not take into account any increases that might happen in the market in 2026 or beyond. Based on the potential changes from the meeting on both the Senior Center only and Senior Community Center model, rough construction estimates are currently in this range:

Senior Center only – 20,007 sq. ft. (total), 14,820 sq. ft. (programmable) – \$10,103,535

Senior Community Center – 53,784 sq. ft. (total), 39,840 sq. ft. (programmable) – \$27,160,920

Although a direct comparison is not ideal, since it is an existing building with quirks, for the Younkers location, Progressive estimated construction costs would have totaled \$24,967,653 or \$565 per square foot.

Staff looks forward to discussing the dollars and cents of this project on Tuesday, so we can be prepared for a comprehensive discussion in March for the Task Force to make a recommendation to the Township Board.