



# Community Center MOU

City Council

August 28, 2017



## CITY OF BLOOMINGTON, MINNESOTA

# COMMUNITY AMENITIES: COMMUNITY CENTER DECISION

### KEY OUTCOME INDICATOR

Community support analysis; task force feedback.

### PERFORMANCE TARGET

Following task force input, series of City Council decisions on whether to move forward, and if so, site options, funding strategies, etc., starting in January 2017.



### STRATEGIC INITIATIVE

DEVELOP PLAN BASED ON RECOMMENDATIONS OF COMMUNITY CENTER TASK FORCE.

### PERFORMANCE UPDATE

- The Community Center Task Force presented its recommendations for a new community center to the City Council in October 2016.
- Launched discussions with the YMCA of the Greater Twin Cities on a potential partnership. The YMCA and the City are looking at their current facilities and discussing how they might collaborate to better serve the community more effectively together than they can separately.
- Currently gathering data regarding the potential for a new community center from targeted focus groups (e.g., multi-cultural, millennials, people with disabilities, etc.) around the city.
- Next step: Develop a memorandum of understanding for formal discussions between the City and YMCA for discussion at the City Council study meeting on April 24.

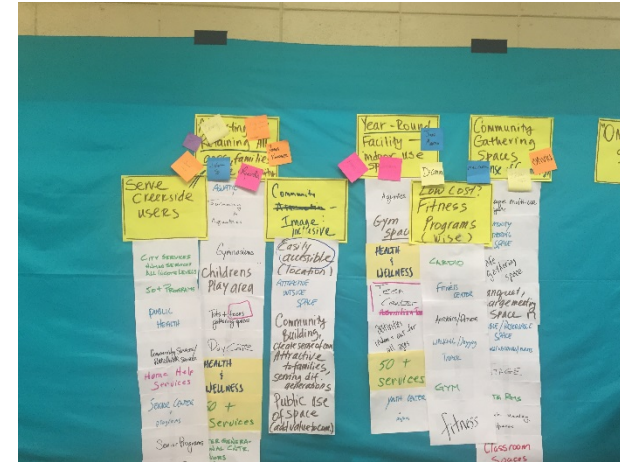
### BUDGET/RESOURCES

Funding for potential studies on community needs and community center location.

### TIMELINE

# Community Center Task Force

To study the 2015 community center needs assessment report and provide feedback to the City Council on the potential future of a new community center.



# Rec. 1: Replace Creekside

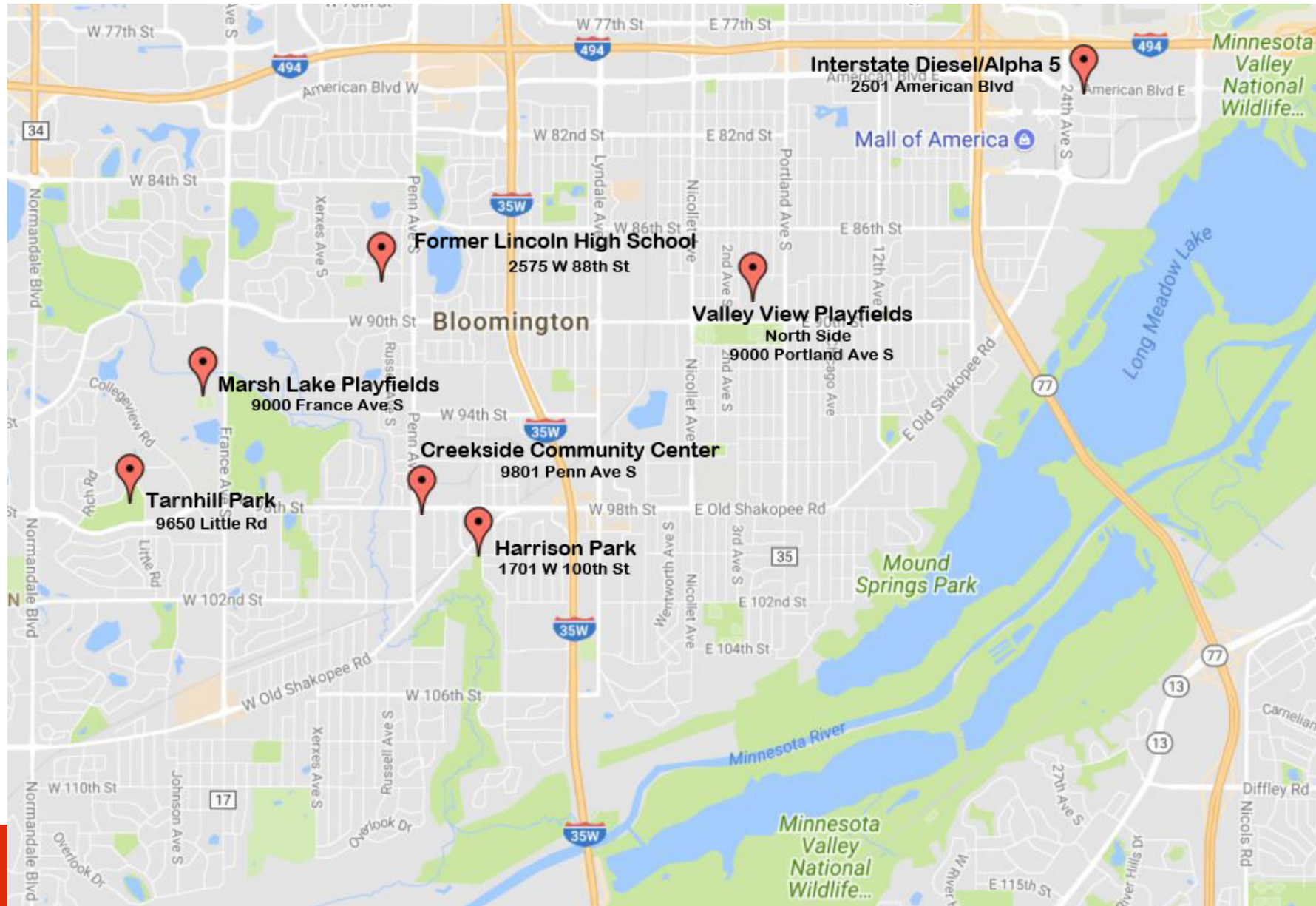




# Rec. 2: Amenities to attract and retain people of all ages



# Rec. 3: Single site location





# Rec. 4: Consider all funding options

- ❖ Bond referendum
- ❖ Lease revenue bonds
- ❖ Charter bonds
- ❖ Partnerships
- ❖ Donations
- ❖ Naming rights
- ❖ Property sale (Creekside site)



# Rec. 5: Find a partner







# Due Diligence



sabes jcc  
minneapolis





# Memorandum of Understanding

- ❖ Non-binding agreement
- ❖ Periodic meetings to move in a forward direction
- ❖ Checkpoints built in throughout the process
- ❖ Major milestones
- ❖ Stakeholder working group



# Memorandum of Understanding

1. Programming
2. Funding and Financing
3. Construction Capital
4. Ownership
5. Operations and Maintenance
6. Major Milestones



# Memorandum of Understanding

## Programming:

- ❖ Joint market research
- ❖ Agree on final menu of amenities and services
- ❖ Bloomington residents will have priority access to some portions of amenities.
- ❖ Some amenities may be reserved or prioritized for YMCA members
- ❖ YMCA members will have access to YMCA network of services and facilities







# Memorandum of Understanding

## Funding and Financing:

- ❖ City: Site, City-issued debt up to determined amount
- ❖ YMCA: Cash, debt or donations or all of these
- ❖ Others: Naming rights, sponsorships, donations, additional partnerships, etc.
- ❖ Both parties intend for space demands required to support desired programming to inform the process



# Memorandum of Understanding

## Construction Capital:

- ❖ City: Share of costs inclusive of the value of land
- ❖ YMCA: Share of costs
- ❖ Others: To be explored
- ❖ Both parties intend for desired programming to inform the process



# Memorandum of Understanding

## Ownership Options:

- ❖ Land ownership
- ❖ Building ownership
- ❖ Leasing
- ❖ Other arrangements



# Memorandum of Understanding

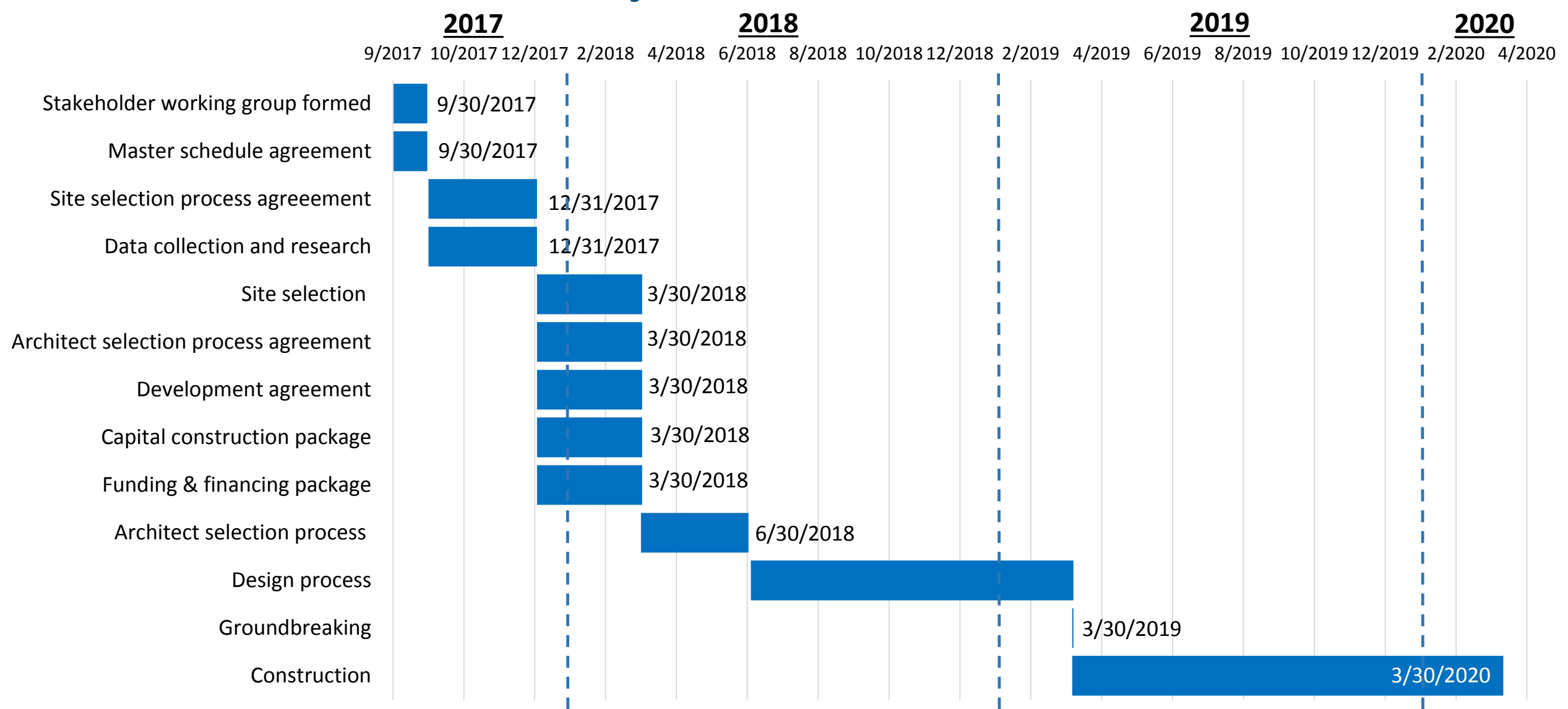
## **Operations and Maintenance:**

- ❖ Building operating agreement
- ❖ Building maintenance agreement





# Major Milestones





# Memorandum of Understanding

## Next Steps:

August 28: City Council approval

September 30: Establish stakeholder working group and master project schedule



# Stakeholder Working Group

- ❖ City Council member
- ❖ Staff member
- ❖ Community member

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