



COMMUNITY CENTER TASK FORCE REPORT TO THE BLOOMINGTON CITY COUNCIL

OCTOBER 10, 2016

Background

The Bloomington City Council created the Community Center Task Force to study the potential future of a new community center. The current Creekside Community Center occupies a former elementary school built in 1960 at the corner of Penn Avenue South and West 98th Street. The facility serves a wide variety of programming and activities, with approximately 110,000 visits annually. While the facility itself has been well-maintained, it suffers from serviceability, flexibility and thermal issues typical of buildings constructed in its era. In addition, there are recurring issues with overcrowding, lack of adequate storage and limited opportunities for expansion of present programs and addition of new ones.

In 2015, Hammel, Green and Abrahamson, Inc. (HGA) completed a community center needs assessment at the direction of the City Council (see Attachment A). Following an analysis of existing demands for services and demographics of the community, the firm produced recommendations for desired programming in a community center facility. The needs assessment report described the community's wants and desires for a multi-use community center that expands programming opportunities for Bloomington residents. HGA's report also provided cost metrics for construction and operation to help inform the City as it determined the potential value of a new facility.

In August 2015, the City Council directed that a task force be appointed to study the 2015 community center report and provide feedback on the potential future of a new community center. The Community Center Task Force was charged with examining the issue and providing the City Council with a framework for helping them make decisions regarding the potential future of a new community center.

By definition, the Community Center Task Force was a time-specific, project-specific group working to a focused outcome. The Task Force consisted of 17 individuals with approximately 80 percent being community members and 20 percent staff (see Attachment B). Employee members were appointed by the City Manager. Community representatives of the Task Force were selected by the City Council and reflect the general Bloomington community, the School District, the Bloomington business community, the Creekside Senior Program, youth athletic organizations and members of Bloomington's diverse community as well as the City Council and its advisory boards and commissions. Alternate representatives were also appointed by the City Council. Task Force meetings were facilitated by Irina Fursman, a facilitator with HueLife. City staff members Brent Massmann and Eric Schoon assisted with the facilitation.

The Task Force's work included the following elements:

- Examine an analysis of the existing Creekside Community Center building;
- Study market analysis data and community center facility trends;
- Consider space needs for existing and future programs and services;
- Review proposed programming and space allocations for a new community center;
- Study cost estimates and budget considerations for a new community center;
- Examine potential site alternatives; and
- Provide feedback to the City Council.

While the City Council maintains decision-making authority, the findings and input of the community-based Task Force are expected to factor into the City's future planning and decision-making processes regarding a potential community center.

The Task Force was asked to provide feedback on the following subjects with respect to a new community center:

1. Community needs and wants
2. Space considerations
3. Satellite community centers or a stand-alone approach
4. Potential site alternatives
5. Potential partnerships, both public and private
6. Fiscal implications

Topics of discussion included, among other things, the current state and usage of the Creekside Community Center; recreational and public gathering spaces currently offered in Bloomington community center facility trends; space needs for existing and future programs and services; construction and operations cost estimates; and financial considerations for a potential community center.

Community Center Task Force Meeting Summary

The Task Force met seven times between April and August 2016. The group also participated in a tour of community centers in Eagan, Eden Prairie and Maple Grove. To promote transparency, all Task Force meetings were open to the public.

The topics of discussion and outcomes for each meeting are described below. Complete minutes from each meeting are attached (see Attachment C).

April 4, 2016:

The Task Force's first meeting centered on having the task force members get to know each other, start building trust and understand the overall context of their work. Staff delivered a presentation on the current community center's history as well as background on the 2015 HGA needs assessment report. Task Force members finalized their charge and established the protocols for working together.

May 3, 2016:

The Task Force reviewed the expectations about its charge that were produced at the previous meeting and reached agreement on its final charge (see Attachment D). Members also made final revisions to the expectations for how they would conduct themselves that were developed at their first meeting (see Attachment E.) The Task Force began its review of the HGA needs assessment report by identifying areas of clarity and concern within the building assessment and market analysis chapters.

May 10, 2016:

Task Force members toured three area community centers in Eagan, Eden Prairie and Maple Grove. All three facilities have gymnasiums, large multipurpose meeting rooms, fitness centers and indoor playgrounds. Eden Prairie and Maple Grove also offer aquatics amenities. Maple Grove's center is an example of a public-private partnership with Life Time Fitness. Background information on each facility is attached (see Attachment F).

June 7, 2016:

Members of the Task Force viewed a video that briefly reviewed the community centers they toured on May 10 and reflected on their learnings, sharing their insights discovered during their visits. The Task Force reviewed the space needs sections of the HGA needs assessment. That was followed by a discussion of the question, "What are the community needs that we are trying to address in Bloomington?" Small groups identified common themes and categories for the needs that a community center could fulfill.

June 22, 2016:

The Task Force revisited its work on the needs that a community center could satisfy from the previous meeting. Prior to the meeting, members had received a map of Bloomington community amenities (see Attachment G), results from an informal survey of students at Jefferson and Kennedy high schools (see attachment H), an updated "Community Center Questions and Answers" document (see Attachment I), and a list of metro area community

center facilities (see Attachment J). Small groups were asked to identify what was becoming clearer and what needed more clarity. A key insight noted by all three groups was that they felt it was no longer an option to keep Creekside operating as a community center due to its escalating financial needs and lack of building flexibility. The Task Force then reflected on its discussion at the June 7 meeting regarding needs that a community center could, and should, fulfill (see Attachment K). Members generated the following categories of needs:

- One stop shop
- Low cost fitness programs
- Attracting and retaining all ages, families and diverse community
- Year round/indoor space
- Serve current Creekside users
- Community gathering spaces
- Community image

July 19, 2016:

The Task Force reviewed the seven community needs that were identified at the previous meeting and determined that the three most important categories were:

- Attracting and retaining all ages including families, the diverse community and Creekside users
- Providing a year round facility with indoor and outdoor spaces
- Providing community gathering spaces that create a sense of community

The Task Force previewed seven potential sites for a community center developed by staff (see Attachment L.) Key criteria that staff considered when identifying possible sites included: Central location with at least 8 – 10 acres, no or low cost site, access to public transit and trails and property with room to expand. Members deliberated the merits of those sites as well as other potential properties in Bloomington.

August 16, 2016:

The Task Force catalogued criteria for a successful community center based on the three core pillars that were identified at the July 19 meeting (see Attachment M). Chief Financial Officer Lori Economy-Scholler discussed the financial implications of a community center, using HGA's cost estimates. The models presented were with and without an aquatics facility included as part of the community center (see Attachments N and O). The Task Force also analyzed potential site alternatives, reviewing the assets, benefits, gaps and negative consequences for each location. The group pinpointed potential partnership and funding options for each site.

August 22, 2016:

The final meeting of the Community Center Task Force focused on developing recommendations on the potential of a new community center to the City Council. Following discussion about how the members felt about their work to date, the Task Force split into five small groups to work on the following areas: Community needs and wants, space considerations, potential site alternatives, potential partnerships, and fiscal implications. The small groups reported their draft recommendations to the full group, which discussed and modified the recommendations. At the end of the meeting, a subcommittee made up of Dennis Kane, Lenny

Schmitz and Diann Kirby volunteered to fine-tune the draft document and submit it via e-mail to the Task Force for final review, editing and approval.

Community Center Task Force Recommendations

Community Needs and Wants

The Task Force recommends replacing the existing Creekside Community Center with a facility with indoor and outdoor spaces that attract and retain people of all ages, families, diverse community members and current Creekside users that would also provide gathering spaces that create a sense of community. In addition to an indoor pool and child play area, the facility should also include a large multi-use space with commercial kitchen facilities, gymnasium(s), an indoor walking/jogging track and smaller flexible spaces for various programs such as fitness, fine arts and crafts, youth activities and current and new community center programs, and a coffee shop.

The Task Force also recommends targeted outreach to the community at events such as the Farmers' Market and Heritage Days to get a better understanding of the needs of the entire community for a community center. In addition to the teen survey conducted at Kennedy and Jefferson high schools, other survey work would be very helpful to determine the needs and wants of the community.

Space Considerations

The Task Force recommends a new community center facility that would house current and proposed community center programs. The community center should include large community amenities such as a large meeting room with a commercial kitchen and stage, indoor play space, gym space, an aquatics facility, meeting rooms and flexible use spaces and exterior gathering spaces. The task force reviewed all the potential amenities listed in the HGA needs assessment and determined that select amenities were not a current priority for inclusion in the community center (i.e., domed field house, Public Health, Motor Vehicle).

Furthermore, the Task Force believes the current Creekside building is no longer a viable option and that making major improvements to the building are not worth the return on investment. This was illustrated by the HGA assessment, facility condition and energy use reports on Creekside and the financial costs to update the existing building.

The Task Force recommends that the City get feedback from the community to better understand the space needed in a new community center. Community surveys and focus groups would help provide information on recreational trends, community interests and current recreational amenities. The Task Force also recommends that the City Council visit Creekside Community Center to gain greater insights into the facility's environment and needs. The Task Force acknowledges that Creekside offers a unique place for residents, especially seniors and individuals with disabilities, who are seeking to be active outside the house, interact with others, retain friendships and receive meals and additional services through Human Services and other agencies housed at Creekside. The design and architecture of the building should take into consideration the programs that will be offered to allow for both active and passive usage and to reduce potential user conflicts.

The City Council is urged to study the fiscal challenges for users to determine if programming would be fee-based vs. no cost (or a combination of the two); the outcome could have a significant impact on the end users, especially older adults and individuals with disabilities. When it comes to senior programming, Creekside programs are currently open to any and all older adults and persons with disabilities who want to utilize the facility with no entrance fees and limited program costs.

Potential Site Alternatives

The Task Force recommends a single community center location with adequate space for a new community center with additional space for outdoor amenities and public gathering spaces. Eight sites were identified as potential locations. Of these, the sites deemed most viable were more closely evaluated and discussed. The Task Force recommends further study of the following potential sites: Girard Lake Park, former Lincoln High School, Tarnhill Park, Harrison Park and Creekside Community Center/Creekside Park. The Task Force believes that the criteria for final site selection should consider the costs for acquisition, construction, soil and wetland mitigation, other environmental challenges and demolition of any existing buildings. Other considerations should include neighborhood impact, central location, access to public transportation and potential partnerships. The Task Force believes there are a variety of options that could be explored with the above identified sites to make them viable. The Task Force recommends additional focused review specifically of the site review issue as it is a critical component of a successful new community center.

Additionally, the current Creekside site should not only be viewed as a potential new location, but also considered an asset with value that could be used to offset the cost of construction and land acquisition either by selling or swapping the property if applicable.

The Task Force sees the new community center as a powerful asset for Bloomington's socio-economic growth and development. Expectations are that the new community center will stimulate community revitalization, attract and engage users of all ages and benefit local businesses looking to hire talented employees and enhance their business within the city.

Potential Partnerships

The City Council should think creatively and strongly consider public and non-public partners, contributors and providers to prevent tax dollars from being the sole funding source, not only for construction but also to support the ongoing operational costs of a community center.

Options to consider or explore further include:

- Construction and development opportunities:
 - Joint or shared building – Options could include locating other city or county functions in the facility such as Motor Vehicle Licensing, Public Health and private and nonprofit organizations.

- Donations and naming rights – Large philanthropic donations are encouraged that may include naming rights similar to the Schneider Theater, TCF Bank Stadium, Target Field or US Bank Stadium. Donations could also include facility sponsorships as well as outright large and small donations.
- Operational partnerships opportunities:
 - Concession and catering contracts – Partnerships could be established to generate revenue to help sustain operating costs with local companies or national corporations. Class instruction – Classes could be provided by outside agencies such as ISD 271 Community Education.
 - Event sponsors and partnerships – Specific events at the community center such as health fairs, 5k runs, or other events could be sponsored similar to the City’s Summer Fete and Egg Hunt events.

It is important to note that partnerships need to be well-thought-out, negotiated and fit within the community’s needs and wants for the facility. They should also be well-aligned with the community center’s overall goals and objectives and selected in such a way as to enrich programming options and access for all Bloomington residents.

Fiscal Implications

The City Council is urged to consider and explore bonding and all other financing options available to the City for a new community center. As noted earlier, the Task Force recommends building a new community center that meets the current and future needs and wants of the community and helps attract new residents and businesses. As a result, the Task Force’s preference would be to build the community center in its entirety vs. breaking up the project into multiple phases that may or may not be built over time. The Task Force does realize this might not be feasible due to budget constraints and concerns, and if this is the case, the Council could consider a phased-in approach.

The Task Force also recommends selecting a site and designing the building with room for expansion to include items that are not part of the current recommendation as illustrated by the construction projections and the HGA needs assessment.

The Task Force advises strong operational and program management to help plan, direct, evaluate and oversee the community center project. Duties would include working directly with partners, sponsors and donors (both cash and in-kind). Other duties would include developing corporate gifting, fundraising, and other revenue enhancement options such as rentals, memberships, day passes, vendors and service lease options. This effort should create and maintain a strong framework built around partnerships, such as developing criteria and guidelines and consolidating services where possible to decrease overall City costs.

Conclusion

In conclusion, the Community Center Task Force submits this report to the City Council with the following stipulations:

- The Task Force was fully cognizant of and embraced its purpose 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. This is not intended to be a final, all-encompassing report but rather a set of recommendations based on the group's work over the past several months.
- The Task Force feels this is an ongoing effort that will need much more study as this is a complex project. Areas in which the Task Force advocates further research and analysis include:
 - Partnerships, especially as they relate to the construction of the building. If the City finds an interested partner(s), much more discussion would be required to learn about their needs and wants and how they would complement the facility and the community. Due to time constraints, the Task Force feels that a limited amount of time was spent discussing the larger topic of funding for a community center given the significant costs of construction and the accompanying ongoing operational costs. More research is needed on this subject. As a result, the Task Force cannot make a full recommendation in the area of financial and partnership opportunities.
 - The Task Force believes there is a need for more input from the community as a whole including feedback from families, seniors, persons with disabilities, Creekside users, businesses and the numerous ethnic and cultural groups in Bloomington. Gathering this feedback would ensure that the community's needs and wants for a new facility are fully understood and incorporated into the design.
 - Site location and selection will require significant additional discussion and could be impacted by a variety of factors, including but not limited to:
 - Potential partnerships
 - Suitability of a site
 - Environmental and neighborhood impacts
 - Property acquisition and/or exchange opportunities and options

The Community Center Task Force is grateful to the City Council for the opportunity to serve the City of Bloomington in this process. If necessary, the Task Force is willing and interested to undertake additional assignments regarding a potential new community center as needed and desired by the City Council.

Respectfully submitted to the City Council by the members of the Community Center Task Force,

Maureen Bartolotta, *School District representative*
Dan Cripe, *Creekside Senior Program representative*
Tammy Galvin, *Youth athletic organizations representative*
Olivia Haaland, *Youth representative*
Dennis Kane, *Human Rights Commission representative*
Diann Kirby, *City staff representative*
Joshua Korthouse, *Advisory Board of Health representative*
Mary Anne Josephson, *Creekside Senior Program representative*
MaryAnne London, *Community representative*
Jake Martin, *Youth representative*
Jon Oleson, *City Council representative*
Lorinda Pearson, *City staff representative*
Randy Quale, *City staff representative*
Maureen Scallen Failor, *Business representative*
John Schatzlein, *Diverse community representative*
Lenny Schmitz, *Parks, Arts and Recreation Commission representative*
John Stanley, *Community representative*
Lyle Abeln, *Creekside Senior Program representative (alternate)*
Michelle La Beau, *Creekside Senior Program representative (alternate)*
Jared Leese, *Human Rights Commission representative (alternate)*
Dwayne Lowman, *City Council representative (alternate)*
Cindy McKenzie, *Advisory Board of Health representative (alternate)*
Savannah Salato, *Youth representative (alternate)*
Ann Marie Terpstra, *School District representative (alternate)*
Mark Thorson, *Business representative (alternate)*
Chuck Walter, *Community representative (alternate)*
Charles Woldum, *Youth athletic organizations representative (alternate)*

Attachments

- A) Bloomington Community Center Needs Assessment, HGA, April 27, 2015
- B) Community Center Task Force Members Listing
- C) Community Center Task Force meeting minutes, April 4 – August 22, 2016
- D) Community Center Task Force Charge, June 7, 2016
- E) Community Center Task Force Expectations
- F) Community Center Fact Sheets – Eagan, Eden Prairie, Maple Grove
- G) Bloomington Community Amenities Map
- H) Bloomington High School Student Survey Results, May 2016
- I) Community Center Questions and Answers
- J) Metro Area Community/Recreation Center Amenities and Demographics, July 19, 2016
- K) Community Needs Addressed by Community Center in Bloomington, June 22, 2016
- L) Potential Community Center Sites
- M) 3 Major Pillars of Needs Addressed by a Community Center, July 19, 2016
- N) HGA Community Center Construction Estimate, April 20, 2015
- O) Community Center Construction Financial Projections, August 16, 2016



Community Center Task Force

March 30, 2016

Task Force Members

<u>Group</u>	<u>Representative</u>	<u>Alternate</u>
City Council	Jon Oleson	Dwayne Lowman
Advisory Board of Health	Joshua Korthouse	Cindy McKenzie
Human Rights Commission	Dennis Kane	Jared Leese
Parks, Arts and Recreation Commission	Lenny Schmitz	Jim McCarthy
Community	John Stanley MaryAnne London	Chuck Walter
Business	Maureen Scallen-Failor	Mark Thorson
School District	Maureen Bartolotta	Anne Marie Terpstra
Creekside Senior Program	Mary Anne Josephson Dan Cripe	Michelle La Beau Lyle Abeln
Diverse Community	John Schatzlein	Leo Espinoza
Youth Athletic Organization	Tammy Galvin	Charles Woldum
Youth	Olivia Haaland Jake Martin	Savannah Salato

City Staff

Lorinda Pearson	Human Services Manager, City of Bloomington
Randy Quale	Parks and Recreation Manager, City of Bloomington
Diann Kirby	Community Services Director, City of Bloomington

Facilitators

Irina Fursman	<i>Huelife</i>
Eric Schoon	Senior Utility Service Specialist, City of Bloomington
Brent Massmann	Senior Utility Operator, City of Bloomington
Barb Wolff	Office Supervisor, City of Bloomington



**Community Center Task Force
April 4, 2016
5:00 – 6:30 p.m.
Haeg Conference Room
2nd Floor, Bloomington Civic Plaza
1800 W. Old Shakopee Road, Bloomington, MN**

Call To Order:

City Manager Jamie Verbrugge called the first meeting of the Community Center Task Force to order at 5:00 p.m. in the Haeg Conference Room at Bloomington Civic Plaza.

Task Force Members Present: 15

Maureen Bartolotta
Dan Cripe
Tammy Galvin
Olivia Haaland
MaryAnne Josephson
Dennis Kane
Diann Kirby
MaryAnne London
Jake Martin
Jon Oleson
Maureen Scallen-Failor
John Schatzlein
Lenny Schmitz
John Stanley
Jim Urie (alternate for Randy Quale)

Task Force Members Absent: 3

Joshua Korthouse
Lorinda Pearson
Randy Quale

Other Staff Present: 1

Alison Warren, Office Support Specialist, Parks and Recreation Division (to take minutes)

Facilitators Present: 4

Irina Fursman, *Huelife*
Eric Schoon, Senior Utility Service Specialist, City of Bloomington
Brent Massmann, Senior Utility Operator, City of Bloomington
Barb Wolff, Office Supervisor, City of Bloomington

Members of the Public Present: 6

Welcome and Introductions/Agenda Review – 5:00 p.m.

City Manager Verbrugge thanked those serving on the Task Force. He noted that there has been significant conversation about the future of a potential Community Center and many people are excited about it. Verbrugge referenced a recent Star Tribune that talked about the Bloomington housing market, stating that the article raises good questions about what makes a community attractive including a central location for all to gather. Verbrugge stated that this is an important time in our community and that he and the City Council are looking forward to the task force process.

City Manager Verbrugge then introduced Irina Fursman, Certified ToP (Technology of Participation) Facilitator with *Huelife*. He stated that a professional facilitator was brought in to lead the discussion in order to best develop feedback. I. Fursman's role is to guide the Task Force through discussion while going through the process of exploring the potential Community Center. I. Fursman stated that staff and facilitators have worked to make the environment conducive to coming to a consensus regarding feedback to bring forward to the City Council.

City Manager Verbrugge reiterated the importance of understanding that the City Council has the final say in regards to the Community Center. He also noted that the Task Force is only the first portion of the public engagement process. Verbrugge again expressed his gratitude for their future work on the issue.

I. Fursman stated that the first meeting will set the stage for the remaining meetings. This includes getting to know each other, coming up with ideas on the norms and expectations for the Task Force, as well as learning what might be helpful to each member including diving into learning styles and personality approaches.

The Task Force made introductions:

- Eric Schoon is serving as a facilitator for the Community Center Task Force.
- Brent Massmann is serving as a facilitator for the Community Center Task Force.
- Barb Wolff is serving as a facilitator for the Community Center Task Force.
- Alison Warren is serving as the secretary for the Community Center Task Force.
- Diann Kirby is serving as a member of City staff (Community Services Director).
- Maureen Bartolotta is serving as a representative of the School District.
- Olivia Haaland is serving as a youth representative.
- Jon Oleson is serving as a City Council representative.
- John Schatzlein is serving as a representative of Bloomington's diverse community.
- Dan Cripe is serving as a representative of the Creekside Senior Program.
- Maureen Scallen-Failor is serving as a business community representative.
- Lenny Schmitz is serving as representative of the Parks, Arts and Recreation Commission.
- MaryAnne London is serving as a community representative.
- John Stanley is serving as a community representative
- Jake Martin is serving as a youth representative.
- Michelle La Beau and Mary Anne Josephson are serving as representatives of the Creekside Senior Program.
- Tammy Galvin is serving as a youth athletic organization representative.

- Dennis Kane is serving as a representative of the Human Rights Commission.
- Jim Urie is serving as an alternate staff member in place of Randy Quale who was absent.

I. Fursman asked Task Force members to think about one thing they would like the Task Force to accomplish by the end of the process and write it down on a piece of paper. The following responses were received:

- Tweak and improve the needs assessment to improve it and broaden its scope
- Cohesive center(s) which can serve the community now and next 20 years
- Quality recommendation which meets needs of all Bloomington residents today and into the future
- A transparent process which will bring a recommendation to the City Council on the viability of a community center in the city of Bloomington
- Consensus on need for and elements necessary to create a viable community gathering place
- That the community center meets the needs of a diverse citizenship and exposes all to multiple experiences
- Outline a plan to build Bloomington's sense of community
- Produce community center plan that residents and business will be proud to use and support
- Present fully flushed out plan of City Council that serves all constituents
- Good discussions = good decisions
- Determine potential future of new community center
- The positives/negatives and what would be best for Bloomington
- Create a community center that is interesting to all ages
- Identify a community center concept that reflects the needs of the Bloomington community
- All-inclusive maintaining current human services programs

D. Kirby went over the logistics of the Task Force's meetings: Minutes of all Task Force meetings will be posted on the City of Bloomington website on the Community Center Task Force webpage; notice that per the signage upon entering the conference room, photos may be taken of attendees; free Wi-Fi is available throughout Civic Plaza; and that since this is an open meeting, media may be present at any time.

D. Kirby described the contents of the binders provided to each Task Force member. Each binder has dividers for all planned meetings. The first tab for the April 6, 2016 meeting contains an agenda for the April 6, 2016 meeting, the list of Community Center Task Force representatives and alternates, Task Force contact information, a community center needs assessment PowerPoint presentation, the Community Center Task Force charge, the community center needs assessment report issued by HGA in April 2015 and a meeting evaluation form.

Bartolotta read the purpose of the meeting and Kane read the outcomes for the April 6 meeting.

Project Background Review – 5:30 p.m.

D. Kirby provided a presentation regarding community center needs assessment that was prepared by HGA Architects and Engineers. Phase 1 of the needs assessment reviewed the current Creekside building. The analysis of Creekside included current programming and estimated construction costs to make updates to the building. Creekside was built as an elementary school in the early 1960s. When the school was closed due to declining enrollments, the building was leased to the City in 1975 and purchased the following year. Little in the way of major improvements have been made to the building over the years. Creekside is heavily used with nearly 180,000 people visiting annually. It provides a thriving senior program run by volunteers. HGA determined that construction costs to make needed upgrades to Creekside would total \$4.3 million. This would include a new HVAC system, energy-efficient windows and doors, additional restrooms, a new electrical distribution panel and a new parking lot and curbs.

When analyzing the market area, HGA found that there are alternate service providers in the area including a number of fitness facilities and other recreation centers.

After reviewing the data and input from stakeholders, HGA determined that Bloomington could benefit from gathering place that was comfortable and welcoming as well as multi-economical, multi-generational and multi-cultural. They recommended a community center that maintained social and recreation opportunities and expanded fitness components. This would include a large multipurpose room, gymnasiums, a running/walking track, and multi-use classrooms for programming. The building recommended by HGA totaled approximately 94,000 square feet. Other potential that were discussed but ultimately not included in the final recommendation were an indoor aquatic facility, motor vehicle offices, public health facilities and a domed athletic field. HGA estimated the cost to construct a 94,000 square foot facility at \$41.5 million. This estimate did not include potential site acquisition costs.

HGA presented their needs assessment report to the City Council in April 2015. The City Council decided in summer 2015 to follow up by creating a Community Center Task Force. Appointments to the Task Force were completed in January 2016. The Task Force is scheduled to make a recommendation to the City Council at the September study meeting.

Task Force Project Charge Review (Charter Intro) – 5:45 p.m.

The Task Force reviewed the Task Force charge and the topic that they will be providing feedback on including:

- Community needs and wants for a community/recreation center
- Space considerations for a new community center
- Potential partnerships, both public and private
- Satellite community centers or a stand-alone approach
- Potential site alternatives
- Fiscal implications of a new community center

The Task Force broke into small groups to respond to two questions: What is our shared understanding about the purpose of our work? What are some suggestions for the norms or protocols for the meetings of the Task Force? The small group responses were:

- Purpose: meeting the needs of the community now and in the future, being fiscally responsible (strong rationale of why?), revenue generation, community attractor for visitors and new residents, businesses
- Norms/Protocols: agree to disagree, patience, respect ideas, be flexible, be professional, build trust, everyone has an opportunity to speak and to be heard, work collectively toward a new, best representation as part of a whole
(*J. Urie, D. Kane, T. Galvin*)
- Purpose: overall view of needs of the community, diverse views, provide outcomes, determine what we are deciding, task force work – 6 items
- Norms/Protocols: provide lots of ideas, pick a topic of discussion and focus on one thing at a time, equal time for all areas, accept a certain amount of HGA’s assessment even if you don’t agree with it, “heavy lifting”, get into the work and be passionate
(*M. Josephson, J. Martin, J. Stanley*)
- Purpose: provide a recommendation to City Council, be part of a transparent process, represent defined user groups, define the future as well as current needs
- Norms/Protocols: respect!!, keep things moving (facilitator), provide clear and concise delivery of ideas, be sure all voices are heard, leave personal agendas at home
(*M. London, L. Schmitz, M. Scallen-Failor, D. Cripe*)
- Purpose: large project in concept, to meet all the desires of the community, keep current aspects and add youth activities, continue the vision of engagement, provide an opportunity for intermingling of generations
- Norms/Protocols: respect input, take time to reflect (e.g., outside of meetings), it’s easier to hear ideas in small groups, balance the difference between rushing and dragging the meetings
(*M. Bartolotta, O. Haaland, J. Oleson, J. Schatzlein*)

Adjournment – 6:30 p.m.

The meeting closed at 6:35 p.m. I. Fursman requested that Task Force members complete meeting evaluation forms found in the Community Center Task Force Binders. She stated the next meeting of the Task Force is May 3, 2016.

Community Center Task Force
May 3, 2016
5:30 – 8:00 p.m.
Room 105
Creekside Community Center
1800 W. Old Shakopee Road, Bloomington, MN

Call To Order:

Irina Fursman called the second meeting of the Community Center Task Force to order at 5:30 p.m. in Room 105 at Creekside Community Center.

Task Force Members Present: 16

Maureen Bartolotta
Dan Cripe
Olivia Haaland
Mary Anne Josephson
Dennis Kane
Diann Kirby
MaryAnne London
Jake Martin
Jon Oleson
Lorinda Pearson
Maureen Scallen-Failor
Lenny Schmitz
John Stanley
Randy Quale
Charles Woldum (alternate for Tammy Galvin)

Task Force Members Absent: 3

Tammy Galvin
Joshua Korthouse
John Schatzlein

Other Staff Present: 1

Alison Warren, Office Support Specialist, Parks and Recreation Division (to take minutes)

Facilitators Present: 4

Irina Fursman, *Huelife*
Eric Schoon, Senior Utility Service Specialist, City of Bloomington
Brent Massmann, Senior Utility Operator, City of Bloomington
Barb Wolff, Office Supervisor, City of Bloomington

Members of the Public Present: 2 - Dwayne Lowman and Sandra Goldsby

Welcome and Introductions/Agenda Review – 5:30 p.m.

I. Fursman welcomed Task Force members and guests to the second meeting of the Community Center Task Force at Creekside Community Center. She requested that the members introduce themselves, share their position on the Task Force and what they observed about the Creekside building. The introductions were as follows:

- Eric Schoon is serving as a facilitator
- Brent Massmann is serving as a facilitator
- Barb Wolff is serving as a facilitator
- Diann Kirby is serving as a member of City staff (Community Services Director).
- Maureen Bartolotta is serving as a representative of the School District.
- Olivia Haaland is serving as a representative of youth in Bloomington.
- Jon Oleson is serving as a representative of the City Council.
- Dan Cripe is serving as a representative of the Creekside Senior Program.
- Maureen Scallen-Failor is serving as a representative of the business community.
- Lenny Schmitz is serving as representative of the Parks, Arts and Recreation Commission.
- MaryAnne London is serving as a representative of the community.
- John Stanley is serving as a representative of the community.
- Jake Martin is serving as a representative of youth in Bloomington.
- Mary Anne Josephson is serving as a representative of the Creekside Senior Program.
- Charles Woldum is serving as an alternate representative of the youth athletic organizations in place of Tammy Galvin who was absent.
- Dennis Kane is serving as a representative of the Human Rights Commission.
- Randy Quale is serving as a member of City staff (Parks and Recreation Manager).
- Lorinda Pearson is serving as a member of City staff (Human Services Manager).

D. Kirby reviewed the contents of the meeting materials which included the agenda for the May 3, 2016 meeting; the minutes from the April 4, 2016 meeting; a map of the Creekside community center; a 2016 Creekside community center facility facts sheet; a revised Community Center Task Force charge; the Community Center Task Force expectations; the Community Center Task Force meeting process; a revised Community Center Task Force representatives and alternates list; revised Community Center Task Force contact information; a schedule for the community center tours on May 10, 2016; the evaluation summary from the April 4, 2016 meeting and the evaluation form for the May 3, 2016 meeting.

I. Fursman reminded Task Force members of the charge given to the task force by the City Council which is “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.” I. Fursman stated that the agenda for today’s meeting was to align expectations and reach agreement about protocols, understand the process and framework for the task force and review and reflect on the Creekside building assessment and market analysis sections of the HGA needs assessment.

I. Fursman presented the plan for the evening. She noted that the evening would consist of working in small groups to share what task force members learned about the building assessment and market analysis that was included in the HGA needs assessment. Each group would then

identify what was clear and unclear, and what the focus of more research should be in order to provide a quality recommendation to the City Council.

Agree on Expectations and Protocols – 6:00 p.m.

I. Fursman asked the task force to review the expectations that the task force had produced at the previous meeting. R. Quale read bullet points under the “principles” header. D. Kane inquired about the second bullet point, “the positives/negatives and what would be best for Bloomington,” noting that it didn’t quite make sense. J. Oleson clarified the bullet point by stating that both the positives and negatives about a new community center would need to be taken into consideration when determining what would be best for Bloomington.

J. Martin read the bullet points under the “process” header. After reviewing the bullet points, M.A. Josephson stated that the last bullet point seemed overwhelming and questioned its inclusion. D. Cripe added that he didn’t feel it was a realistic expectation. J. Oleson suggested rewording the phrase to say “consider the needs of all people” instead of “meet the needs of all people.” The task force agreed on the change.

L. Schmitz read the bullets points under the “plan” header. He disagreed with the bullet point that stated “present a fully flushed out plan,” explaining that he did not feel this was part of the charge that was given to the task force by the City Council. D. Cripe disagreed, stating that he felt the consideration of space allocation would be part of the task force’s duties.

M. Bartolotta said she thought the bullet point “outline a plan to build Bloomington’s sense of community” did not fit within the charge, noting that this was something that would happen after actual construction. M. Scallen-Failor stated that she believed that only two of the bullets under the “plan” header reflected the charge and that the others could be discarded. She also noted that there was no mention within the expectations of the financial implications of a new community center. L. Schmitz suggested changing the end of the bullet point “produce a community center plan that residents and businesses will be proud to use” to “proud to support,” noting that the task force was not creating a specific plan, but rather a recommendation.

M. London questioned why the task force wouldn’t follow the exact charge that it was given. I. Fursman stated that this is an exercise to make sure that the all of the task force is on the same page before getting too far into the process. J. Oleson noted that he would like to leave the section regarding diversity within the expectations, saying that it was important to acknowledge. D. Kane suggested that the final bullet regarding diversity should be moved into the “principles” section.

I. Fursman brought the discussion to a conclusion by suggesting the following three bullet points be included in the “plan” section: “Determine potential future of a new community center,” “produce a community center plan that residents and businesses will be proud to support,” and “identify a community center concept that reflects the needs of the Bloomington community.” In addition to the remaining three points, the task force decided to add a fourth point, “understand the financial implications of the recommendation.”

Next, I. Fursman asked the group to break into four groups and review the protocols for the task force. After the small group discussions, each group presented what they felt were the most important pieces under each heading and if there were any recommendations for changes. The following responses were received.

Preparation: Solicit and share information with your stakeholder/constituent groups and get feedback to bring back to the task force

Interaction: This grouping should be titled “interactions and engagement” – it determines how we work as a group

Engagement: Perhaps title this grouping “facilitation process” as it better describes the process, recommended removing the last bullet as didn’t correlate with that grouping.

(D. Kane, L. Schmitz, L. Pearson, C. Woldum)

Preparation: Do your homework and come prepared

Interaction: Respect others throughout the process; be patient, professional and flexible

Engagement: Provide adequate time for each stakeholder to convey their ideas in small groups.

(D. Cripe, D. Kirby, M. Josephson, M. Scallen-Failor)

Preparation: Amend “accept the professional HGA assessment” to remove “if you don’t agree with it.”

Interaction: Delete the bullet point that states “leave personal agendas at home” and reword the bullet point that states “agree to disagree” to “contribute toward building consensus.”

Engagement: The word “efficient” sums it all up

(J. Martin, M.A. London, J. Oleson, M. Bartolotta)

M. Scallen-Failor questioned the deletion of the bullet point that stated “leave personal agendas at home.” She noted that she has a group to represent but also has her own personal opinions and suggested leaving the bullet point so that each person can adequately represent their own sector. J. Oleson said that some personal agendas may also match what the group that each member is representing feels. He stated that there is a responsibility to represent your group professionally. L. Schmitz noted that some members, such as a youth task force member, needs to take into consideration their personal agendas in order to best represent their sector.

Preparation: Do your homework and be prepared, utilize HGA as a framework for the process, stay on topic, group think is a good thing, work towards consensus for our recommendations

Interaction: Respect, listen to others

Engagement: Provide equal time when necessary, but be aware that there may be certain aspects that justify additional time.

(R. Quale, J. Stanley, O. Haaland)

Fursman stated that the facilitators will work on merging these ideas together and present a new list of protocols at the next meeting.

Break – 6:50 p.m.

The task force took a break from 6:50 until 7:00 p.m.

Introduction of the Overall Process/Review Needs Assessment Executive Summary/Mission – 7:00 p.m.

I. Fursman shared the meeting approach and overall philosophy that the task force will be following over the eight meetings. She noted that all people see and process things differently. She also said that group processes can be tiring because there are so many people with many different points of views.

I. Fursman highlighted the four stages of decision-making while working in groups. The first stage is objective in which people can gather as much information as possible and gain many different perspectives. Part of this stage is to accept that there are different points of view and realizing that all of them could be right.

The next stage is reflective. During this stage, group members will explore reactions and emotions that are associated with the facts that they have learned. For example, at the beginning of the meeting I. Fursman asked people to share their reaction to the Creekside Community Center building and each person had a different reaction or emotion associated with it. She noted that the first two stages, objective and reflective, are very personal and that not much can be done to change these phases.

The third stage is interpretive. The purpose of this stage is to come together as a group and determine what choices are available, leaving personal ideas and agendas aside.

The final stage is decisional, where a group comes together and makes a final decision taking into consideration all of the previous stages.

I. Fursman stated that this process will be repeated many times throughout the task force meetings. She referenced the meeting framework that was given as a handout to the members, noting that the meetings have been broken down into each level or stage. I. Fursman added that many people like to get to the decision-making level right away, but with this process the task force will come to a final decision at the eighth and final meeting.

Small Group Discussions – Identify Areas of Clarity and Concern – 7:05 p.m.

Next, I. Fursman asked the group to focus on the building assessment and market analysis chapters of the HGA Community Center Needs Assessment. Task force members divided themselves into four groups based upon their interest and expertise. I. Fursman asked task force members to discuss in their small groups what was clear and what was unclear within their assigned chapter.

Market Analysis Chapter:

Clear: Opportunities already exist in private entities or school facilities that serve various needs; the City is missing community gathering places; there are changing needs due to changing demographics; there is a need for an attraction for new/younger families; the city already has an established identity and is a credible resource for the community

Unclear: There is a disconnect between the recommendation and actual needs assessment; the competition/market share – what is the saturation point of facilities and needs; what are the Bloomington specific needs; what works in other communities from a fiscal standpoint
(D. Kane, D. Cripe, C. Woldum, L. Schmitz)

Clear: There are unique income/age demographics in our community; 6 out of 10 homes are aged 55+; age 25 and younger are falling below the national average in Bloomington

Unclear: How long are people staying in Bloomington? Are we looking to meet current or future needs or be an attractor for younger families?

(R. Quale, M. London, O. Haaland, M. Bartolotta, J. Stanley)

Existing Creekside Building Assessment Chapter:

Clear: There is a need for the space to be flexible and multi-purpose; there are currently code requirements/safety issues; cost lot of money to upgrade and maintain; not meeting the needs of the community

Unclear: If we keep the existing building what programs and activities can be added after the upgrades are complete; what is the ongoing cost of the current building for upkeep, operations and maintenance and what is its efficiency; is it worth it to spend \$4 million on upgrades to existing building or invest this in a new community center

(L. Pearson, J. Oleson, J. Martin)

Clear: Lot of structural deficiencies at the current facility; doesn't meet needs of community; doesn't have flexibility to meet the needs; high cost to get to the facility to meet minimum standards

Unclear: Space deficiencies in the photos of Creekside activities are unclear; not really clear on how unsafe or safe the facility is, what is the life span of critical infrastructure (e.g., HVAC)

(D. Lowman, M. Scallen-Failor, M.A. Josephson, D. Kirby)

Closing Reflection and Evaluation – 7:45 p.m.

I. Fursman said that the questions that were gathered during the meeting will be incorporated into future meetings. She asked task force members to continue thinking about these questions throughout the coming weeks.

Adjournment – 8:00 p.m.

The meeting closed at 8:02 p.m. I. Fursman requested that task force members complete the meeting evaluation form found in the Community Center Task Force binders. She stated the next meeting of the Task Force is June 1 and reminded members of the upcoming community center tours on May 10.

Community Center Task Force
June 7, 2016
5:30 – 8:00 p.m.
Room 105
Creekside Community Center
1800 W. Old Shakopee Road, Bloomington, MN

Call To Order:

Irina Frusman called the second meeting of the Community Center Task Force to order at 5:30 p.m. in Room 105 at Creekside Community Center.

Task Force Members Present: 14

Maureen Bartollota
Dan Cripe
Sandra Goldsby (alternate for Lorinda Pearson)
Mary Anne Josephson
Dennis Kane
Diann Kirby
MaryAnne London
Jake Martin
Joshua Korthouse
Jon Oleson
Lenny Schmitz
John Schatzlein
John Stanley
Randy Quale

Task Force Members Absent: 4

Tammy Galvin
Olivia Haland
Lorinda Pearson
Maureen Scallen-Failor

Other Staff Present: 1

Alison Warren, Office Support Specialist, Parks and Recreation Division (to take minutes)

Facilitators Present: 4

Irina Fursman, *Huelife*
Eric Schoon, Senior Utility Service Specialist, City of Bloomington
Brent Massmann, Senior Utility Operator, City of Bloomington
Barb Wolff, Office Supervisor, City of Bloomington

Members of the Public Present: 1 – Dwayne Lowman

Welcome and Introductions/Agenda Review – 5:30 p.m.

Irina welcomed the Task Force members and guests to the second meeting of the Community Center Task Force. She requested that members introduce themselves and share their position on the Task Force:

- Eric Schoon is serving as a facilitator
- Brent Massmann is serving as a facilitator
- Barb Wolff is serving as a facilitator
- Diann Kirby is serving as a member of City staff (Community Services Director).
- Joshua Korthouse is serving as a representative of the Advisory Board of Health.
- Maureen Bartolotta is serving as a representative of the School District.
- Jon Oleson is serving as a representative of the City Council.
- Dan Cripe is serving as a representative of the Creekside Senior Program.
- Lenny Schmitz is serving as representative of the Parks, Arts and Recreation Commission.
- MaryAnne London is serving as a representative of the community.
- John Stanley is serving as a representative of the community.
- Jake Martin is serving as a representative of youth in Bloomington.
- Mary Anne Josephson is serving as a representative of the Creekside Senior Program.
- John Schatzlein is serving as a representative of the diverse community.
- Dennis Kane is serving as a representative of the Human Rights Commission.
- Randy Quale is serving as a member of the City staff (Parks and Recreation Manager).
- Sandra Goldsby is serving as an alternate City staff member in place of Lorinda Pearson.

D. Kirby reviewed the contents of the meeting materials which included the agenda for June 7, 2016 meeting; the minutes from the May 3, 2016 meeting; a revised Community Center Task Force Charge; a listing of the Areas of Clarity and Concern from the May 3 meeting; fact sheet for the Eagan, Eden Prairie and Maple Grove community centers; community center questions and answers; the Creekside Community Center Facility Condition and Energy Use Analysis; the evaluation summary from the May 3, 2016 meeting and the evaluation form for the June 7, 2016 meeting.

D. Cripe inquired about question #7 on the community center questions and answers document, stating that he didn't feel that the response answered the question. He noted that although the response states what is included in a typical community center, it doesn't describe what exactly works and what does not. I. Fursman suggested that the Task Force may need to discuss what a working amenity really is, adding that just because something is making money, that doesn't necessarily mean that it is working. She recommended discussing this topic at a future meeting.

L. Schmitz requested a breakdown of what the operating budget of Creekside Community Center, to be able to better compare it with the information that was provided on the community centers that the Task Force toured.

I. Fursman reminded Task Force members of the charge given to the task force by the City Council which is "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." I. Fursman stated that today's meeting is to reflect and share on the learnings from the community center tours as well as identify areas of agreement around Bloomington's community needs in relation to a community center.

I. Fursman presented to the Task Force the plan for the evening. She stated that they would be working in small groups for the majority of the evening, first reflecting on the community center tours that were conducted and then discussing community needs.

Community Center Tour Video and Reflection – 5:45 p.m.

The Task Force watched a video that briefly reviewed the community centers that were toured on May 10. Following the video, I. Fursman asked each table to discuss the insights that they discovered while on the tours or while reviewing the information, as well as any questions that arose after the tours were conducted. The following responses were received:

Insights: Use a sense of caution when it comes to partnerships; encourage sponsorships or donations; need space flexibility and the ability to reconfigure spaces, especially seasonally; be “plan-ful” with the design in order to create a seamless plan for expansion; strongly consider location that is easily accessible and includes outdoor space and connections to walking trails

Questions: What is really wanted in a community center in Bloomington? What kind of space is available to build this type of facility in Bloomington? What areas within the community center generate the most use? What areas generate the most revenue? What areas generate the least use? What areas cost the most to operate?

(J. Korthouse, D. Kirby, M. Bartolotta, J. Schatzlein)

Insights: Storage space is important; accessibility and appropriate flow throughout the building should be strongly considered; plan for flexible uses including complementary uses, not conflicting or competing; have the ability to partition off or lock down certain areas of the building for events.

Questions: Member-based vs. program-based fees? What is the best model of operation? How do we find out about the unique needs of Bloomington? What are the pros and cons of a private partnership? What is the time frame for the community center project? What are potential revenue sources? Will the facility be focused on banquet rentals or programs? Who might be willing to donate as a sponsor? Will the current users continue to use the facility if the operations include fee based activities and usage?

(R. Quale, J. Oleson, M. Josephson)

Insights: Match current demographics to the amenities that would be offered; community centers do not make money; they are a place to build community.

Questions: What are the age and income breakdowns of other community centers compared to Bloomington? How much of the fees are going toward the total cost of operations and how else are the operations funded? Are the membership fees listed for the community centers monthly fees or annual fees? What is the definition of a community center vs. an activity center? What is the funding source for a community center?

(J. Martin, S. Goldsby, L. Schmitz, J. Stanley)

Insights: Common themes include pools, gym space, fitness, meeting rooms, banquet rooms and lack of senior space; a community center needs to address all ages, for example, an indoor playground that meets the needs of children and their parents.

Questions: What were the existing amenities in each community when they decided to build a community center and how did they factor in the decision-making process of the current amenities? What are the existing alternative amenities such as the high school activity centers and is a need still unmet? How will the community center generate income? Is the Bloomington Art Center at capacity and is there a need for additional space? Should the community center include a food aspect such as a café or coffee shop?

(M. London, D. Kane, D. Cripe)

Break – 6:55 p.m.

The task force took a break from 6:55 until 7:05 p.m.

Space Needs Discussion (Identify Areas of Clarity and Concern) – 7:05 p.m.

The Task Force separated into two groups to discuss the question, “What are the community needs we are trying to address in Bloomington?” Each group brainstormed ideas individually and then in pairs. The ideas were then shared with the larger group and common themes/categories were identified. The following themes were created using the individual ideas listed below:

Dedicated Physical Space

- Fitness
- Gym
- Cardio
- Swimming and aquatics
- Daycare
- Teen Center

Flexible Public Spaces

- Flexible meeting space
- Meeting rooms
- Classroom spaces
- Dining and kitchen spaces
- Café/gathering space
- Stage

Dedicated Multi-generational Programming and Services

- Activities indoors and out for all ages
- Intergenerational center to include seniors, teens and more
- 50+ programs
- City services including human services and all income levels

(M. London, D. Kane, D. Cripe, J. Martin, S. Goldsby, L. Schmitz, J. Stanley)

Various fitness/programs

- Aerobics/fitness
- Walking/jogging track
- Fitness center

Gym Space

- Gymnasiums
- Gym space

Indoor Pool Space

- Aquatics
- Aquatic Facility

Large Space for Community Gathering

- Large multi-use space
- Banquet/large meeting space
- Community gathering space
- Flexible/reserve-able space
- Space for meetings, weddings, events

Serving Seniors

- Senior center and programs
- Senior programming
- Senior programs

Serving Youth of Varied Ages

- Children's play area
- Youth center and programs
- Tots and teens gathering spaces

Community and Health Services

- Community services
- Public health services
- Public health
- HOME help services

Community Attraction/Adding Value to Community/Building Community

- Building a sense of community
- Attractive outside space
- Public use of space
- Add value to the community
- Easily accessible location
- Attractive to families
- Serving different generations

(R. Quale, J. Oleson, M. Josephson, J. Korthouse, D. Kirby, M. Bartolotta, J. Schatzlein)

Adjournment – 8:00 p.m.

The meeting closed at 8:02 p.m. I. Fursman requested that Task Force members complete meeting evaluation forms found in the Community Center Task Force Binders. She stated the next meeting of the Task Force is June 22.

**Community Center Task Force
June 22, 2016
5:30 – 8:00 p.m.
Haeg Conference Room
Bloomington Civic Plaza
1800 W. Old Shakopee Road, Bloomington, MN**

Call To Order:

Irina Frusman called the second meeting of the Community Center Task Force to order at 5:30 p.m. in the Haeg Conference Room at Civic Plaza.

Task Force Members Present: 14

Maureen Bartolotta
Dan Cripe
MaryAnne Josephson
Dennis Kane
Diann Kirby
MaryAnne London
Joshua Korthouse
Jon Oleson
Lorinda Pearson
Maureen Scallen-Failor
Lenny Schmitz
John Schatzlein
John Stanley
Randy Quale

Task Force Members Absent: 3

Tammy Galvin
Olivia Haaland
Jake Martin

Other Staff Present: 1

Alison Warren, Office Support Specialist, Parks and Recreation Division (to take minutes)

Facilitators Present: 3

Irina Fursman, *Huelife*
Eric Schoon, Senior Utility Service Specialist, City of Bloomington
Brent Massmann, Senior Utility Operator, City of Bloomington

Members of the Public Present: 0

Welcome and Introductions/Agenda Review – 5:30 p.m.

I. Fursman welcomed the Task Force members and guests to the fourth meeting for the Community Center Task Force. She requested that the members re-introduce themselves at their tables.

D. Kirby reviewed the contents of the meeting materials which included the agenda for June 22, 2016 meeting; the minutes from the June 7, 2016 meeting; an updated Community Center Questions and Answers Listing; a Bloomington Community Amenities Map; a listing of the Bloomington Schools Pool Locations; the Bloomington High School Community Center Poll Results; the evaluation summary from the June 7, 2016 meeting and the evaluation form for the June 22, 2016 meeting.

I. Fursman reviewed the past three meetings with the Task Force. During the first meeting, the Task Force examined the charge that was given by City Council and agreed upon protocols. At the second meeting, the Task Force discussed what was clear and unclear in the HGA Community Center Assessment report. At the previous meeting, the Task Force reflected on the community center tours as well as started to discuss community center needs in Bloomington. M. Bartolotta then read the outcomes for the day which included, “Reach group consensus around community needs for a community center” and “Identify criteria for a successful community center.”

Review and Reflection of Community Center Questions and Answers and Map of Bloomington Amenities– 5:45 p.m.

Small groups were asked to talk about the following questions regarding the Community Center Questions and Answers Listing that was in their packets:

- What questions or responses resonated with you?
- What is becoming clearer?
- What needs more clarity?
- What ideas emerge?

After discussing the questions, I. Fursman asked each small group to report back to the full Task Force the following: “What insights or learnings would you like to capture or share with the group during your discussion?” The following responses were received:

- Creekside is a financial drain on the community and is not meeting the needs and will not meet the needs in the future; Creekside is no longer an option for a community center
- Where is a good location for the community center that benefits the whole community and where is there land available?
- We need to meet the needs of the community for today and in the future – what are those needs and what are the goals and objectives of a community center?
- How would a partnership with the business community work and how does a community center meet the needs of the business community?
- What are the funding sources for the community center? Some ideas could include sponsorships, individual or corporate naming right and user fees – but which are the best?

(M. London, L. Schmitz, M. Bartolotta, J. Oleson, M. Scallen-Failor)

- There is a lack of flexibility with Creekside and it has lots of issues that would be costly to upgrade – it’s not an option to keep it
- Need more clarity on how to integrate needs of seniors and youth together
- Maybe a separate senior center might be needed and the potential cost of a separate building or maybe a separate wing for senior programs

- Need more information for comparative purposes such as median age, income and other demographics
- Where in Bloomington will a community center be located?
- Is there a low cost option for the senior program? They like that the current facility is low cost and want to maintain it and keep it that way – how do we do that and still bring in revenues and operate the facility?

(J. Stanley, D. Kirby, D. Cripe, M. Josephson)

- While reviewing the questions and answers, the questions related to Creekside (Questions #1-6, 13) are irrelevant at this point as Creekside is no longer an option
- True community centers build and draw the community
- The community center needs to be built for current and future needs/wants
- Be “planful” about all the programs, services and activities that can be built into a space, balance revenue and service the community
- What location would be utilized for the community center?
- Even high school kids see value in the programs that are offered in a community center
- Work with transportation providers to get people to the community center easily

(R. Quale, D. Kane, L. Pearson, J. Schatzlein, J. Korthouse)

I. Fursman stated that the additional questions that repeatedly were reported, such as site options and funding sources will be discussed at future meetings.

Break – 6:25 p.m.

The task force took a break from 6:25 until 6:35 p.m.

Finalize Community Center Needs – 6:15 p.m.

I. Fursman asked the group to review the responses that were gathered in small groups at the last meeting regarding the question, “What are the community needs we are trying to address in Bloomington?”

L. Schmitz stated that his group looked at what components would be necessary for the community center, not the details of the programs that would be involved, as their group thought that those details should be developed by City staff. The first category was dedicated physical spaces. L. Schmitz described this category as places that are hard to move and need to be more permanent such as cardio equipment, a daycare or an aquatics facility. The next category that the group came up with was flexible public spaces. Amenities in this category consisted of items such as a stage, café, classrooms and others. L. Schmitz stated these amenities could easily accommodate different programming needs. L. Schmitz said the last category, dedicated multi-generational programming/services, covered the needs of activities for all ages, indoor and outdoor space, City services and others.

D. Kirby asked the group if they could describe in more detail the difference between dedicated and flexible spaces. L. Schmitz stated that a pool is a very defined single purpose space, while there are other spaces such as classrooms that could have multiple uses.

R. Quale then presented for the next group, stating that his group focused on the types of use and tried to tie facilities into those uses. The categories that the group came up included serving

seniors, providing community health services, serving as a community attractor, building a community focal point, gym space, indoor aquatics space, and serving youth of varied ages.

J. Korthouse stated that he saw many similarities in the two groups, and that the common theme was to provide many services under one roof to be as efficient as possible. M. London inquired if the idea of integrated or dedicated space for senior programming was brought up. R. Quale responded that there dialogue about providing some unique spaces as well as generic spaces that could be flexible, as long as storage needs were accommodated.

I. Fursman then asked the group to identify similar needs and move them into larger categories. She also asked the group to focus on the needs of the community, posing as an example the question, “Why is a pool needed?” J. Stanley stated that without a pool, there is no community center, noting that most other large city community centers have pools as an important part of the facilities. He also stated that although the schools provide the physical amenity of a pool, they have limited availability and don’t necessarily provide recreational amenities for tots. L. Schmitz agreed that a recreational pool with water slides and play features and other amenities would serve as an attractor for families and others. J. Schatzlein asked if staff could request attendance numbers for Edinborough Park in Edina, noting that this facility includes many of the amenities that were mentioned such as an indoor play area and a pool.

The group developed another category based on this discussion: “Creating a family attractor and retaining young families.” I. Fursman asked the group what else could fit into this category. Scallen-Failor suggested that a gymnasium could be added to this category.

J. Korthouse stated that the aquatic facility could also retain others such as seniors, noting that they do not want to use the middle school facilities either. L. Pearson also mentioned grandparents would want to use an indoor facility with their grandchildren. J. Stanley suggested changing the name of the category to “attracting and retaining all ages and families” to more inclusive. After further discussion, it was determined that an aquatic facility can also meet the need of “providing a year round, indoor space.” Schatzlein also suggested adding the indoor play area to both categories.

L. Schmitz suggested the next category of “serving Creekside users.” J. Korthouse stated that it would be good to accommodate all of the services and programs that are exciting and well used at Creekside. M. Josephson noted the potential of expanding programs at a new facility.

J. Schatzlein stated that he was having a hard time grasping what residents under the age of forty would be looking for in a community center, noting that not many of the task force members belonged to that age group. J. Stanley noted that the high school survey could provide some of that information. J. Schatzlein stated that the subset of those under the age of eighteen was the least represented, but the group that that the city wants to keep growing. After further discussion regarding inclusiveness of all ages, the category of attracting a diverse and ever changing demographic was added to the board. Health and wellness and access to transportation were also needs that were briefly discussed. Scallen-Failor mentioned although access to transit may seem important, other facilities such as the Eden Prairie and Eagan community centers were not located on transit lines.

The group unanimously agreed that a category for community gathering spaces, both large and small was a need in Bloomington. M. Josephson highlighted that needs for serving 200-250

people or more for specific senior programming that is already conducted at Creekside as well as serving the need for a space for the Loaves and Fishes program.

I. Fursman asked the group about fitness programs. L. Schmitz stated that his group talked about the amount of competition for fitness centers mentioning the high school activity centers as well as a number of private entities. M. London opined that the community center does not need large and expensive fitness equipment like elliptical and treadmills. She stated that other low cost options like free weights, stretching bands, yoga mats and other similar items would be more valuable and could be used in a flexible space. This flexible space could also be used for classes such as yoga or other aerobics that are not currently being met by the community. L. Pearson noted that Community Education does offer a lot of fitness classes, but was unsure if they were at capacity. M. London stated that Community Education classes were spread out at school locations around the community.

J. Oleson noted that he kept coming back to the idea of a “one stop shop” when thinking about a community center. He stated that it could be a different place for different people; for example, a child could go to a play area while the parent was working out, or a senior could have a meal, work out and find health information all in the same place. J. Korthouse built on this idea, saying that providing motor vehicle licensing services could bring in more traffic and give more visibility to the community center. L. Schmitz questioned the idea of including City services such as motor vehicle, noting that if the service model was fee-based, it would be hard to have the free services available unless there were separate entrances. L. Schmitz also shared his concern that with a limited budget and limited space, that the community would fall short in offering new amenities to the community just because the current facilities such as the public health building have been ignored for so long. He said that just because it would be convenient to include a new motor vehicle building as a part of the community center doesn’t mean that it is the best choice. D. Kane noted that when City services was discussed in the past, it was current City services that were offered at Creekside, not necessarily new offerings such as motor vehicle or public health. After this discussion, the idea for a “one stop shop” was left on the board.

The last category that was added was “community image.” Following the addition of the final category, discussion regarding diversity arose. It was requested that staff provide more information on identifying the diverse cultures within Bloomington.

The final categories that were determined by the Task Force are below:

- One Stop Shop
- Low Cost Fitness Programs
- Attracting and Retaining All Ages, Families and Diverse Community
- Year Round/Indoor Space
- Serve Creekside Users
- Community Gathering Spaces
- Community Image

I. Fursman stated that the next steps in the process will be determining the evaluation criteria for a successful community center.

Adjournment – 8:00 p.m.

The meeting closed at 7:49 p.m. I. Fursman requested that Task Force members complete meeting evaluation forms found in the Community Center Task Force Binders. She stated the next meeting of the Task Force is July 19.

D. Kirby asked the group about potential conflicts with the August 2 meeting and members' involvement in their National Night Out. It was decided that the August 2 meeting would be cancelled and reschedule for a later date. A new listing of the remaining meetings will be provided with the July 19 meeting materials.

Community Center Task Force
July 19, 2016
5:30 – 8:00 p.m.
Room 110
Creekside Community Center
9801 Penn Ave S, Bloomington, MN

Call To Order:

Irina Frusman called the fifth meeting of the Community Center Task Force to order at 5:30 p.m. in Room 110 at the Creekside Community Center.

Task Force Members Present: 17

Maureen Bartolotta
Dan Cripe
Olivia Haaland
MaryAnne Josephson
Jared Leese (alternate for Dennis Kane)
Diann Kirby
Joshua Korthouse
MaryAnne London
Dwayne Lowman
Jake Martin
Jon Oleson
Lorinda Pearson
Maureen Scallen-Failor
Lenny Schmitz
John Schatzlein
John Stanley
Randy Quale

Task Force Members Absent: 2

Tammy Galvin
Dennis Kane

Other Staff Present: 1

Alison Warren, Office Support Specialist, Parks and Recreation Division (to take minutes)

Facilitators Present: 2

Irina Fursman, *Huelife*
Brent Massmann, Senior Utility Operator, City of Bloomington

Members of the Public Present: 0

Welcome and Introductions/Agenda Review – 5:30 p.m.

I. Fursman welcomed Task Force members to the fifth meeting of the Community Center Task Force. She requested that the members re-introduce themselves to the group. She then reminded the Task Force of the dates of the final two meetings: August 16, 2016 and August 23, 2016, both at Creekside Community Center.

I. Fursman reviewed the purpose statement for the Community Task Force. She also walked through the results of the last meeting in which the Task Force collectively determined the needs that should be addressed by a community center.

D. Kirby reviewed the contents of the meeting materials which included the agenda for the July 19 meeting; the minutes from the June 22, 2016 meeting; an updated Community Center Questions and Answers Listing; an updated Community Amenities Map; an listing of the Needs Addressed by Community Center from the June 22 meeting; a listing of the Metro Area Community Centers; Bloomington Racial Distribution Maps; School District Enrollment Reports from October 2015; 2016 Citizen Survey Results Regarding Recreation by Demographics; City-owned Public Property Map; Potential Community Center Sites PowerPoint; the evaluation summary from the June 22, 2016 meeting and the evaluation form for the July 19, 2016 meeting.

Review and Reflection of Community Center Questions and Answers– 5:40 p.m.

Fursman asked the Task Force to discuss within their small groups the following questions:

1. What is something new that you have learned by reviewing the new information or by talking with others that the rest of the group needs to know?
2. What gives you a sense of hope or excitement and what concerns do you still have for the community center?
3. What new insights do you have about a community center concept?
4. What should we be considering tonight as we explore the concept, criteria and sites for a community center?

The following responses were received:

1. Learned that Bloomington household income is low compared to other cities; it wasn't clear whether or not Somali was included in the school enrollment statistics; there is no cookie cutter community center style – there are different models that fit different communities
2. Excited about so many potential sites; the fact that the process is moving forward after so long and a lot of time and years of talking about a community center; priority areas have been identified
3. New insights include the possibility that finding a site will be difficult; getting all needs met in one facility may be challenging
4. Consider development versus open space versus eminent domain – which is the best option; issues when looking at sites such as bus routes or transportation – bus route maps would be helpful to the Task Force; explore the idea about a campus with other city buildings to create a one stop shop
(*R. Quale, L. Pearson, M. London*)

1. Learned that the Bloomington median age is high and the household income is relatively low; the significant increase in student diversity and students living in poverty over the past few years; there is a need for the diverse community and those under 40 to have input
2. Excited about the chatter in Bloomington about this Task Force; concerned about the lack of diverse participation; concerned about potential sites; the challenge of all the various community groups fitting into one facility
3. New insights about the community center include awareness in the community about the Task Force
4. Consider transportation availability, centralized access and parking availability
(J. Martin, M. Bartolotta, J. Schatzlein)

1. Learned about school enrollment trends; location options; there appears to be public support for a community center; lots of information and insight from the citizen survey data
2. Excited about discussing a community center at all; seeing the group come to consensus on certain areas including the idea that Creekside is no longer a viable option; many groups understand the mission; concern over other City buildings that need investment and balancing those needs with a community center; the community doesn't seem to be 100% behind the idea of a community center yet with concerns about cost; we may not be able to afford everything in a community center
3. New insights about what a standard community center is and that there isn't necessarily a one model fits all – each center has to meet each community's needs; creating a sense of community is important
4. Consider that site maybe a limiting factor on what can be built; we can't have everything; we may need to look at other possibilities; cost will drive site amenities; prioritize criteria in terms of amenity selection
(J. Stanley, L. Schmitz, M. Scallen-Failor, D. Kirby)

1. Learned that 40% of people are staying in Bloomington for more than 20 years; Bloomington has an older median age compared to other suburbs; the city's older housing market is not cookie cutter; there are a rapidly changing demographics
2. Excited that everyone is on the same page and moving forward; the cost seems manageable; want to keep an eye on future needs as well as current ones; a community center can establishment of new relationship between the age groups; concerned about negativity regarding cost of a community center
3. New insights about expanding what we have at Creekside instead of just replacing; excitement over involvement of creative placemaking and other new ideas; opportunity to catch up to other communities
4. Consider the big picture for now; be creative before worrying about cost; think about ways to creatively attract people to our future community center; flexible work space
(M. Josephson, J. Korthouse, O. Haaland, J. Leese)

Community Center Concept Discussion - 6:10 p.m.

I. Fursman then asked the group to review the seven community needs that were previously identified and determine the one that stands out as a core element of the community center. M. Bartolotta suggested that serving Creekside users was a core element because a new community

center should include the current users. M. London stated that attracting and retaining families and the diverse community would be a core element. L. Schmitz agreed, adding that while it was important to serve the existing users, it was important to think about future generations. J. Korthouse suggested that serving Creekside users could be in the same category with attracting and retaining all ages, as that would incorporate the current users.

L. Schmitz stated that having community gathering spaces is also important because it creates the sense of community that people are looking for. Bartolotta agreed, adding that having more community gathering spaces was brought up frequently at a recent town hall meeting. J. Leese suggested that being easily accessible is important. O. Haaland stated that if it's not accessible for everyone then it would not be a community center.

M. Scallen-Failor suggested that the Task Force also needs to consider accessibility in term of ADA standards and beyond, not just transportation. She stated that although the ADA code spells out minimum needs, the community center should go above and beyond those standards to provide the service to people of all abilities. J. Schatzlein shared his experience working with U.S. Bank Stadium and the inclusive technology that is included in the facility. J. Stanley suggested that a fitness component is also a very important part of a community center.

The group determined that the three most important categories are:

- Attracting and retaining all ages including families, the diverse community and Creekside users
- Providing a year round facility with indoor and outdoor spaces
- Providing community gathering spaces that create a sense of community

Fursman asked the Task Force to choose one of the three categories that they would like to focus on in a small group.

Break – 7:00 p.m.

The task force took a break from 7:00 p.m. until 7:10 p.m.

Review Community Center Sites and Parameters – 7:10 p.m.

D. Kirby presented potential site options for a community center. When looking at sites, she stated that staff considered the following parameters suggested by the Task Force:

- At least 8 to 10 acres
- Low or no cost
- Central location
- Access to transit
- Access to trails
- Additional space for expansion, trails, parks, etc.

D. Kirby stated that both public properties and private properties were considered. In regard to privately owned properties, she said that the use of eminent domain is limited and that the City Council may not be inclined to use it for a community center. There are also potential limitations posed by City Code and zoning restrictions as well as the cost for purchasing land. Buying residential or commercial property could displace residents or business as well as eliminate

property tax dollars. D. Kirby noted the considerations of utilizing City-owned properties included zoning restrictions, site characteristics and compatibility with the surrounding neighborhood.

D. Kirby shared seven potential sites in alphabetical order. The first location was Bryant Park. This 12.69-acre site is located east of I-35W. The park has many highly-used amenities including tennis courts, hockey rinks, playground equipment, park buildings and softball diamonds. D. Kirby stated that some of the drawbacks of the site included no access to transit and limited access to an arterial street.

The next site was the current Creekside Community Center location and the adjoining Creekside Park. This site is one of the smallest options at 8.77 acres but it is centrally located, has access to buses, is highly visible and fits the campus approach that the Task Force had previously discussed. Schatzlein also noted that it has great access to trails. The Task Force inquired about the ownership of the storm water pond and the ability to use that land as part of the site.

Harrison Park was the next site that D. Kirby presented. This 10.91-acre site location is centrally located and has great access to trails. R. Quale stated that this land has a significant slope and there are questions regarding code.

The former Hyland Greens driving range was also discussed. This property is nearly 10 acres but is the least central of any of the options. M. Josephson stated that the shape of this site is a little odd, and questioned the ability to build a community center within the given space. L. Schmitz said that this site could have some creative opportunities such as including the clubhouse within the community center.

The next site, the former Lincoln High School building, was the only privately-owned site that was presented. The site is 21.44 acres, centrally located and next to a park and Lincoln Stadium. D. Kirby said the site was large enough to provide room for future expansion. M. London questioned if the community center would utilize the existing building or if it would be demolished. D. Kirby said the building was built in the 1960's and would likely need to be demolished. M. London noted that this would add more cost. J. Martin suggested that the current parking lots could be preserved to save money.

Penn and American was the next site that was presented. D. Kirby stated that the City currently owns 3 of the 4 parcels on the corner of American Boulevard and Knox Ave. These parcels total 9.12 acres. The property sits near several transit lines and is highly visible. Schatzlein stated that there is no trail access. M. Josephson noted the high-density traffic in the area.

The last site shown to the Task Force was Tarnhill Park. This 17.15-acre site has access to trails, is on an arterial road and is next to bus routes. The drawback is that it is not centrally located. R. Quale described the potential building site as a natural area with prairie grasses and some wetland. He noted that there are residential properties on three sides of this site. J. Oleson stated that at first he was not attracted to this site, but with the large acreage he thought it could be an attractive, natural setting similar to Woodlake in Richfield.

D. Kirby then asked the Task Force to share their thoughts about the potential options. J. Stanley stated that any of the sites that are not centrally located would probably not get support from the public. J. Oleson asked where the center of the Bloomington is based on population, not

geography. The Task Force requested a map, if possible, of Bloomington's population distribution.

J. Stanley inquired about the Valley View Fields location north of 90th Street. D. Kirby said the property in question is owned by the School District. L. Schmitz then asked if there were any properties owned by the School District that may be options for a community center site. He provided the example of the Pond property near the Kennedy Activity Center.

M. London suggested that the Creekside site would be best because it would not require displacement and current users are already accustomed to that location. She also noted that it is close to Civic Plaza. M. Josephson inquired about the size of the current Creekside site. R. Quale said that the current building and parking lot is 4.6 acres.

Criteria Conversation – 7:50 p.m.

The next item on the agenda was to discuss community center criteria. I. Fursman asked the group if they wanted to stay later to discuss this topic or if they wanted to defer to the next meeting. The Task Force agreed to move this item to the next meeting. I Fursman informed the group that they could be getting homework in their next packet related to this topic. She said that questions would be sent to the Task Force regarding criteria for a community center. Also at the next meeting, information on funding will be discussed.

Adjournment – 8:00 p.m.

The meeting closed at 7:53 p.m. I. Fursman requested that Task Force members complete meeting evaluation forms found in the Community Center Task Force Binders. She stated the next meeting of the Task Force is August 16, 2016.

**Community Center Task Force
August 16, 2016
5:30 – 8:00 p.m.
Haeg Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road, Bloomington, MN**

Call To Order:

Irina Frusman called the sixth meeting of the Community Center Task Force to order at 5:30 p.m. in the Haeg Conference Room at Bloomington Civic Plaza.

Task Force Members Present: 16 members and 1 alternate

Maureen Bartolotta
Dan Cripe
Olivia Haaland
MaryAnne Josephson
Dennis Kane
Diann Kirby
Joshua Korthouse
MaryAnne London
Dwayne Lowman (alternate)
Jake Martin
Jon Oleson
Lorinda Pearson
Maureen Scallen-Failor
Lenny Schmitz
John Schatzlein
John Stanley
Randy Quale

Task Force Members Absent: 1

Other Staff Present: 2

Alison Warren, Office Support Specialist, Parks and Recreation Division (to take minutes)
Lori Economy-Scholler, Chief Financial Office, City of Bloomington

Facilitators Present: 3

Irina Fursman, *Huelife*
Brent Massmann, Senior Utility Operator, City of Bloomington
Eric Schoon, Senior Utility Service Specialist, City of Bloomington

Members of the Public Present: 0

Welcome and Introductions/Agenda Review – 5:30 p.m.

I. Fursman welcomed the Task Force members and guests to the sixth meeting of the Community Center Task Force. She reviewed the purpose statement for the Community Task Force, reminding the members that the Task Force was asked to provide broad recommendations to the City Council and not necessarily a detailed plan. I. Fursman then reviewed the past meeting and the three core pillars that the Task Force agreed upon: 1) attracting and retaining all ages, families and the diverse community; 2) providing a space for community gathering; and 3) a year-round facility.

Fursman then reviewed the plan for the meeting which included further discussion of the criteria for a successful community center, review of the financial implications of a community center and examination of the site options.

Next, I. Fursman asked the Task Force if there were any concerns that members felt needed to be shared. M. Josephson stated that she felt that exercise could be a large part of the community center recommendation, leaving the seniors behind. D. Cripe agreed with Josephson, saying that he thought that the space proposed by HGA did not have enough room for the current programs at Creekside much less any expansion of programs.

L. Schmitz stated that the purpose of the Task Force wasn't to determine a specific design but to recommend a plan for the current Creekside building and whether or not to build a new community center. J. Oleson agreed with Schmitz, adding that the group did not have enough time to get into all of the details. He noted that the recommendation needed to communicate support for seniors and adequate space for programs that currently exist.

J. Schatzlein shared his concern about the lack of people under the age of 45 that are participating on the Task Force, as well as the lack of representation from other ethnic groups. He suggested reaching out to other groups to gain more information. J. Oleson suggested convening focus groups throughout the community.

Identify Criteria for Success – 6:00 p.m.

Fursman asked the Task Force to separate into groups based upon the core pillar that they selected at the last meeting. She asked them to answer the following questions regarding their core pillar:

- What do you see in a successful community center?
- What do you feel while you are in a successful community center?
- What ideas do you have that make you feel successful?
- What are the criteria to accomplish this success?

The group provided their responses to these questions later in the meeting.

Break – 6:45 p.m.

The task force took a break from 6:45 p.m. until 6:55 p.m.

Review Financial Implications – 6:55 p.m.

The City's Chief Financial Officer Lori Economy-Scholler discussed the financial implications of a community center. The models she presented utilized the HGA community center cost estimates and show the financial impact for the years 2019 and 2021. The financial models created were with and without an aquatic facility as a part of the community center.

J. Oleson pointed out that the calculations did not take into account any potential partnerships or sponsorships that could help offset costs. He reminded the group to consider the return on investment, including things that may not have monetary value such as quality of life or increased economic development in the area. L. Schmitz referenced a research study that spoke about how well-maintained parks, open spaces and community amenities can drive up nearby property values.

Report Back on Identifying Criteria for Success – 7:10 p.m.

The Task Force revisited the previous exercise of identifying criteria for success. Each group shared their responses to the final question – What are the criteria to accomplish success?

- Be more proactive than reactive
- Balance of indoor/outdoor activities
- Ability to expand, grow or transform
- Space with flexibility
- Right fit of activities with other private facilities
- Partnerships – School District, Hennepin County, others
- Do what successful community centers are doing for current and future users

(R. Quale, D. Kirby, D. Lowman, J. Martin)

- Connect to existing amenities
- Dynamic, evolving, long term solution that is plan-ful and has flexible use
- Preferred all on one site
- Consider partnerships and sponsors

(L. Schmitz, M. Josephson, D. Cripe, L. Pearson, D. Schatzlein, J. Korthouse, D. Kane, J. Oleson)

- Meet or exceed usage for seniors
- Has to be inclusive spaces
- Identify and meet the needs of the others in the community – dome, arts, etc.

(M. Bartolotta, M. London, M. Scallen-Failor, O. Haaland, J. Stanley)

Analyze Site Alternatives – 7:20 p.m.

I. Fursman reviewed the eight potential site alternatives – Tarnhill Park, Penn American, former Lincoln High School, Hyland Greens' former driving range, Harrison Park, Girard Lake Park, Creekside Center and Park and Bryant Park. J. Korthouse inquired why Girard Lake Park was added. R. Quale responded that a Task Force member had suggested this site and it was added since it met the size criteria.

Fursman asked each Task Force member to select a site that they were most interested in exploring. She noted that some members could be working alone on a site, and some sites might

not be selected. After the groups were formed, I. Fursman asked each group to answer the following questions:

- What does this site bring as an asset?
- What gaps does this site have?
- What are the positive benefits of choosing this site?
- What are the negative consequences of choosing this site?

After answering the questions, Fursman asked the group to continue by answering the following three questions:

- What needs to be done for this site to meet all criteria and ensure that all needs are met?
- What are some options or ideas for partnerships?
- What are some funding options?

The following responses were received:

Girard Lake Park (O. Haaland, L. Schmitz, J. Korthouse)

- Assets – Large site, centrally located, lots of natural amenities, easy access, highly visible, on a major arterial road
- Gaps – Potential for a new intersection on France Avenue
- Benefits – No cost site, transit access, trail access, room to expand/grow, no displacement of residents or recreational features, ability to connect to existing community
- Consequences – Possible environmental impact, possible disruption to neighborhood
- Needs to be done – Nothing-choose Girard Lake Park
- Partnerships – Any business nearby, lots of options
- Funding options – donations, naming rights, partnerships

Former Lincoln High School (M. Bartolotta, J. Martin, J. Oleson)

- Assets – Large site, library nearby, centrally located, bus lines, lots of parking lots around
- Gaps – Access to bus routes, cost of demolition and purchase of property
- Benefits – No loss of continuity of Creekside during construction, football field on site, opportunity to explore uses of the field in conjunction with the community center such as a dome
- Consequences – Might displace some ISD 271 programs, is the site even available?
- Needs to be done – Determine if a trade with the School District is feasible, calculate demolition estimates
- Partnerships – School District, General Dynamics, local businesses
- Funding options – Partnerships

Tarnhill Park (M. London, M. Josephson, M. Scallen-Failor, R. Quale)

- Assets – Undeveloped and City-owned, adjacent to existing park, easy access off of 98th Street, on the bus lines, near trails, near Hyland Park, large site – 17 acres
- Gaps – Not necessarily centrally located
- Benefits – Could renovate existing park to tie into the community center, no homes are displaced, no loss on the tax roll, near the community college

- Consequences – Impacts on the neighborhood, increased traffic, determine if there are any wetland mitigations needed, reworking of 98th Street
- Needs to be done – Determine wetland mitigation needed, 98th Street modifications
- Partnerships – Normandale Community College, Bethany, Normandale Village businesses
- Funding options – Partnerships

Harrison Park (D. Cripe, D. Lowman, L. Pearson, J. Schatzlein)

- Assets – Arterial streets for access, City-owned property, potential for expansions, lots of green space, on bus routes, close to City buildings, close to Moir Park and trails
- Gaps – Shape of the space, topography of the land
- Benefits – Overflow parking available, most centrally located option, could spur development in the area
- Consequences – Loss of access to the park, loss of trees
- Needs to be done – Enhance public transit, ensure access to the park remains available
- Partnerships – St. Luke's Church, surrounding apartments
- Funding options – Taxes, partnerships, sponsorships

Creekside Center and Park (D. Kane, J. Stanley, D. Kirby)

- Assets – Centrally located population-wise and geographically, well-known location, close to other City amenities, bus access, no cost of land, no trees harmed
- Gaps – Not expandable
- Benefits – Expanded programs, brand identity already in place, gets rid of an existing old building and revitalizes the area
- Consequences – Potential disruption of programming during construction, increased traffic, parking issues in the neighborhood, infrastructure in the area
- Needs to be done – Land deal exchange or partnership with Presbyterian Homes, site design that allows for continuation of programs while under construction
- Partnerships – Presbyterian Homes potentially for parking
- Funding options – Shared cost of new parking, partnerships/sponsorships

Fursman noted that three sites had not been chosen – the former Hyland Greens driving range, Penn American and Bryant Park. She asked the Task Force if there was any interest in working on any of the sites. J. Oleson offered to explore Bryant Park before the next meeting.

Fursman asked the group to review the recommendation template in their meeting packet and start thinking about what to include in the report. She stated that the Task Force will draft the recommendations together at their next meeting.

Adjournment – 8:10 p.m.

The meeting closed at 8:10 p.m. I. Fursman requested that Task Force members complete the meeting evaluation forms found in the Community Center Task Force binders. She stated the next meeting of the Task Force is August 23 at Creekside Community Center.



Community Center Task Force Charge

Revised 6.7.2016

Sponsoring Group	City of Bloomington.
Background and Purpose	<p>The Bloomington City Council created the Community Center Task Force to study the potential future of a new community center. The current Creekside Community Center occupies a former elementary school built in 1960 at the corner of Penn Avenue South and West 98th Street. The facility serves a wide variety of programming and activities, with approximately 180,000 annual users. While the facility itself has been well-maintained, it suffers from serviceability, flexibility and thermal issues typical of buildings constructed in its era. In addition, there are recurring issues with overcrowding, lack of adequate storage and limited opportunities for expansion of present functions and addition of new ones.</p> <p>In 2015, Hammel, Green and Abrahamson, Inc. (HGA) completed a community center needs assessment at the direction of the City Council. Following an analysis of existing demands for services and demographics of the competitive market, the firm produced recommendations for desired programming needs in a community center facility. The needs assessment report described the community's wants and desires for a multi-use community center that expands programming opportunities for Bloomington residents. HGA's report also provided cost metrics for construction and operation of a community center to help inform the City as it determined the potential value of a new facility.</p> <p>In August 2015, the City Council directed that a task force be appointed to study the potential future of a new community center. The Task Force is charged examining the issue and providing the City Council with a framework for helping them to make decisions regarding the potential future of a new community center.</p>

	<p>The Community Center Task Force will review and study the 2015 community center needs assessment prepared by HGA and provide feedback to the City Council. This includes examining an analysis of the existing Creekside Community Center building; studying market analysis data and community center facility trends; considering space needs for existing and future programs and services; reviewing proposed programming and space allocations for a new community center; studying cost estimates and budget considerations for a new community center; examining potential site alternatives; and providing feedback to the City Council.</p> <p>The City's vision is to build and renew the community by providing services, promoting renewal and guiding growth in an even more sustainable, fiscally sound manner.</p> <p>While the City Council maintains decision-making authority, the findings and input of the community-based Task Force is expected to factor into the City's future planning and decision-making processes regarding a potential community center.</p> <p>By definition, this Task Force is a time-specific, project-specific group that will work to a focused outcome.</p>
Task Force Work	<p>The task force will provide feedback on the following subjects regarding a community center:</p> <ol style="list-style-type: none"> 1. Community needs and wants for a community/recreation center 2. Space considerations for a new community center 3. Potential partnerships, both public and private 4. Satellite community centers or a stand-alone approach 5. Potential site alternatives 6. Fiscal implications of a new community center <p>Topics of discussion could include, among other things: the current state and usage of the Creekside Community Center; recreational and public gathering spaces currently offered by the community; community center facility trends; space needs for existing and future programs and services; construction and operations cost estimates; and budget considerations for a potential community center.</p> <p>To promote transparency, Task Force meetings will be open to observers who are not members of the task force.</p>

Task Force Composition and Time Line	<p>The Task Force consists of 17 individuals, with approximately 80 percent being community members and 20 percent staff. Employee members were appointed by the City Manager. Community representatives of the Task Force were selected by the City Council and reflect the general Bloomington community, the School District, the Bloomington business community, the Creekside Senior Program, youth athletic organizations and members of Bloomington's diverse community as well as the City Council and its advisory boards and commissions. Alternate representatives were also appointed by the City Council.</p> <p>Task Force members will be expected to: listen to the ideas of others; express their points of view while working toward consensus; and contribute to the development of feedback that will be presented to the City Council.</p> <p>City Council Appointments of Task Force representatives: October 19, 2015 and January 25, 2016 First Task Force meeting: April 4, 2016 Report to the City Council: September 2016</p>
Commitment of Task Force Members	<p>Minimum of 2-5 hours per month for meetings; additional time for meeting preparation and electronic communication outside of meetings. Members must:</p> <ul style="list-style-type: none"> • Commit to attending a minimum of 75% of the scheduled Task Force meetings between April and August 2016. • Prepare for meetings (e.g., review meeting materials, respond to requests for input, etc.) • Have e-mail access. <p>Meetings will generally take place from 5:30-8:00 p.m. on the following dates:</p> <ul style="list-style-type: none"> • April 4, 2016 • May 3, 2016 • June 7, 2016 • June 22, 2016 • July 19, 2016 • August 2, 2016 • August 16, 2016 • August 23, 2016 <p>Meetings will be held in the Haeg Conference Room at Bloomington Civic Plaza, 1800 W. Old Shakopee Road or Creekside Community Center, 9801 Penn Ave. S.</p>
Resources Provided	<p>City staff and outside resources (as necessary) will provide information and administrative support for meetings.</p>

Completion Date	In September 2016, the Task Force will present its findings and feedback to the City Council. At that time, the Task Force will dissolve unless otherwise directed by the City Council to remain intact for future work.
Protocols	<p>Participant Preparation: <i>Solicit, share and include input from others when preparing for meetings</i></p> <ul style="list-style-type: none"> • Solicit and share info with stakeholder groups • Do your homework – be willing to do the “heavy lifting” • Get into the work and be passionate about it • Provide lots of ideas • Take time to reflect both inside and outside the meetings • Accept the professional HGA assessment • Provide clear and concise delivery of ideas • Work collectively toward a new, best representation as part of a whole <p>Meeting Interaction and Engagement: <i>Respect others through the process, be patient, professional and flexible</i></p> <ul style="list-style-type: none"> • Respect input and ideas • Listen to others • Build trust • Contribute towards building consensus • Make sure that everyone has an opportunity to speak and to be heard • Stay on topic <p>Efficient Facilitation Process: <i>Provide adequate and equal time, balance small and large group work</i></p> <ul style="list-style-type: none"> • Provide equal time for all areas • Keep the meetings moving – balance the difference between rushing and dragging the meetings • Pick a topic of discussion and focus on one thing at a time



Community Center Task Force

May 3, 2016

(as stated by Task Force participants at the April 4, 2016 meeting)

Expectations

PRINCIPLES

- Cohesive center(s) which can serve the community now and next 20 years
- The positives/negatives and what would be best for Bloomington
- Consensus on need for and elements necessary to create a viable community gathering place

PROCESS

- A transparent process which will bring a recommendation to the City Council on the viability of a community center in the city of Bloomington
- Good discussions = good decisions
- Quality recommendation which meets needs of all Bloomington residents today and into the future

PLAN

- Determine potential future of new community center
- Outline a plan to build Bloomington's sense of community
- Produce community center plan that residents and businesses will be proud to use and support
- Present fully flushed out plan to City Council that serves all constituents
- Create a community center that is interesting to all ages
- Identify a community center concept that reflects the needs of the Bloomington community
- All-inclusive maintaining current human services programs
- That the community center meets the needs of a diverse citizenship and exposes all to multiple experiences



Eagan Community Center
1501 Central Parkway
Eagan, MN 55121

www.cityofeagan.com/index.php/community-center

City Population: 65,453

Year Built: 2003

Cost: \$15,000,000* (Includes \$9 million for community center and \$6 million to build Central Park)

Funding: Bond referendum

Annual Operating Budget:

2014 Actual Expenses:	\$2,320,264
2014 Actual Revenues:	\$1,426,756
Net gain/loss:	-\$893,508

Size: 70,000 sq. ft.

Amenities:

- Gymnasium
- Fitness Center
- Walking/Running Track
- Banquet Facilities
- Indoor Playground
- Meeting Rooms
- Senior Center
- Coffee Shop

Annual Visits: 300,000

Community Center Fitness Memberships: 1,712 (2014)

Rates/Fees:

MEMBERSHIPS (Includes unlimited access to all Group Fitness classes, cardio and weight room equipment, basketball courts and indoor track):

- Eagan Resident: \$35
- Corporate Membership: \$35
- Additional Resident and Corporate Memberships: \$30
- Non-Resident of Eagan: \$40

Activity Use Fees:

FITNESS CENTER GUEST PASS (Full access to club and group fitness classes):

- One Day Pass: \$10

- One Week Pass: \$30

TRACK ONLY WALKING PASS:

- One Day Pass: \$2
- One Week Pass: \$5
- 30 Day Pass: \$20

GROUP FITNESS PASS

- 10 Classes: \$75

FITNESS SERVICES

- Fitness Assessment: \$20
- Body Composition Analysis: \$5
- Posture Alignment Assessment: \$40

Eden Prairie Community Center
16700 Valley View Road
Eden Prairie, MN 55346
www.edenprairie.org/community/community-center

City Population: 62,603

Year Built: Expanded in 2008

Cost: 2008 - \$15,962,815 (General facility expansion - \$12,425,185; 3rd ice rink - \$3,537,630);
2016 - \$21 million (aquatics center expansion)

Funding: Revenue bonds, park fees and capital improvement funds, general obligation tax abatement bonds, donations

Annual Operating Budget:

2015 Actual Expenses:	\$4,031,290
2015 Actual Revenues:	\$3,648,608
Net gain/loss:	-\$383,282

Size: 175,000 sq. ft.

Amenities:

- Gymnasium
- Fitness Center
- Walking/Running Track
- Indoor Playground
- Meeting Rooms
- 3 Ice Rinks
- Lap Pool, Diving Pool, Water Slide

Annual Visits: 800,000

Community Center Memberships: 4,000

Rates/Fees:

MEMBERSHIPS:

- Individual Youth:
Resident \$32, Non-resident \$48
- Individual Adult:
Resident \$40, Non-resident \$48

Resident – Any individual living or working full-time in the City of Eden Prairie

Youth – Any individual 18 years of age and younger

Adult – Any individual 19 years of age and older

Dual – Any two adults or adult and youth residing at the same address

Dual Plus One – Any two adults plus one youth or one adult and two youth residing at the same address

Household – Any two adults and up to four youth residing at the same address

Senior – Any individual 62 years of age and older

Senior Dual – Any one senior (62 or older) and one additional member (55 or older) residing at the same address

A one-time fee of \$10 is assessed when changing membership categories. An \$8 fee is assessed in the event of a membership suspension.

- Dual:
Resident \$70, Non-resident \$84
- Dual Plus One:
Resident \$84, Non-resident \$99
- Household:
Resident \$97, Non-resident \$115
- Senior:
Resident \$32, Non-resident \$48
- Senior Dual:
Resident \$54, Non-resident \$84
- One-time Registration Fee:
Resident \$29, Non-resident \$29

Activity Use Fees:

DAILY FULL-USE FEE (Includes fitness floor, group fitness classes, swimming, skating, gymnasium and Prairie Play Zone):

- Non-member: \$10
- Specialty Fitness Classes: \$20

RACQUETBALL:

- Per Person/Per Hour Peak Times: \$8.50
- Per Person/Per Hour Non-Peak Times: \$5.50

WALLYBALL:

- 90 Minutes: \$28 per court

SWIMMING, SKATING, GYM, PRAIRIE PLAY ZONE*

- Adults (18+): \$6
- Youths (5–17): \$5.50
- Tots (12 months–4 years): \$4.50
- Babies (under 12 months): Free
- Family (up to four individuals): \$17.50
- Skate Rental: \$3
- Skate Sharpening: \$4

*Prairie Play Zone guardians older than 16 years of age admitted free. All children on family memberships receive free Prairie Play Zone admission.

PLAYCARE*

- Members: \$3.50/hour
- Non-members: \$4.50/hour
- 20-Hour Punch Card (members): \$50
- 20-hour Punch Card (non-members): \$60

*Ages 6 months through 7 years; 2-hour maximum

FIT KIDS CLUB*

- Members: Free
- Non-members: \$5.50

*Ages 6–11; 2-hour maximum; guardian must remain in building.

Maple Grove Community Center
12591 Weaver Lake Road
Maple Grove, MN 55369
www.maplegrovern.gov/community-center/

City Population: 65,415

Year Built: 1996

Cost: \$21.7 million (Community center built in 1996 for \$14.9 million; 2nd ice rink added in 2008 for \$6.8 million)

Funding: Long-range capital funding

Annual Operating Budget:

2014 Actual Expenses:	\$3,923,424
2014 Actual Revenues:	\$2,571,706
Net gain/loss:	-\$1,351,721

Size: 162,000 sq. ft.

Amenities:

- Gymnasium
- Basketball Courts
- Two Ice Rinks
- Banquet Facilities
- Indoor Playground
- Teen Center
- Concessions
- Senior Center
- Indoor Lap Pool & Outdoor Leisure Pool

Annual Visits: 824,000

Community Center Memberships: 1,000

Rates/Fees: See next page.

MAPLE GROVE COMMUNITY CENTER

ADMISSION FEES

Resident rates applied with proof of Drivers license or MN State ID.

	Regular Rate	
	Non-Resident	Resident
POOL		
<i>Under age 1 free</i>		
Single	\$7.00	\$6.00
Family	\$25.00	\$22.00
Daycare Rates***	\$3.75	\$3.75
MERSC** Single	\$5.00	\$5.00
MERSC** Family	\$19.00	\$19.00
Groups 25+ *	\$5.00	\$5.00
10 Coupons/Book	\$55.00	\$55.00

	Regular Rate	
	Non-Resident	Resident
INDOOR PLAYGROUND		
<i>Under age 1 free</i>		
Youth (ages 1 - 12)	\$5.50	\$4.50
Daycare Rates***	\$3.25	\$3.25
MERSC**	\$3.50	\$3.50
Groups 10+*	\$3.75	\$3.75
10 Coupons/Book	\$40.00	\$40.00

	Regular Rate	
	Non-Resident	Resident
GYMNASIUM		
<i>Under age 1 free</i>		
Tots (Parent Tot Time)^	\$3.00	\$2.50
Single	\$7.00	\$4.00
MERSC**	\$3.00	\$3.00
Groups 25+*	\$2.50	\$2.50
10 Coupons/Book	\$35.00	\$35.00

^Parents free during parent tot time only

	Regular Rate	
	Non-Resident	Resident
ICE SKATING		
<i>Under age 4 free</i>		
Weekend Open Skate	\$6.00	\$5.00
Dead Ice	\$7.00	\$7.00
Low Test Freestyle	\$6.50	\$6.50
Open Adult Hockey	\$6.50	\$6.50
MERSC**	\$4.00	\$4.00
Groups 25+*	\$3.75	\$3.75
10 Coupons/Book	\$45.00	\$45.00

	Regular Rate	
	Non-Resident	Resident
ALL BUILDING - Daily		
<i>Under age 1 free</i>		
Single	\$10.00	\$9.00
Family	\$33.00	\$28.00
MERSC** Single	\$8.00	\$8.00
MERSC** Family	\$24.00	\$24.00
Groups 25+ *	\$8.00	\$8.00
10 Coupons/Book	\$80.00	\$80.00

MEMBERSHIPS

	Regular Rate	
	Non-Resident	Resident
Pool Membership		
Youth / Sr.	\$160.00	\$135.00
Adult	\$185.00	\$160.00
Family	\$375.00	\$325.00
All Building Membership		
Youth / Sr.	\$195.00	\$175.00
Adult	\$235.00	\$195.00
Family	\$475.00	\$375.00
MERSC**	\$315.00	\$315.00

PAYMENT TYPES ACCEPTED

- Cash
- Checks written out to "MGPR"
- VISA, Mastercard or Discover
- The name of the person using the credit card for a transaction must match the name on the credit card.

DISCOUNT OFFERS:

* GROUP RATES are given only when the group is scheduled through the Rental Coordinator.

** MERSC - employee must show company ID and be listed on the MERSC company listing.

Note: A spouse of a MERSC employee can not receive the MERSC Discount without the person that is the MERSC employee being present.

*** DAYCARE Rates - must show current Daycare License & Drivers License. Valid Mon-Friday.

The Daycare rate is not valid on school release days or in the summer.

Bloomington Community Amenities

Southdale YMCA

7355 York Ave S, Edina
Pool, cardio, weights, group fitness, child watch, gym and track

Snap Fitness

8009 34th Ave S
Cardio, weights

Life Time Fitness

5250 W 84th St
Pool, cardio, weights, group fitness, yoga, child watch, gym and track

Anytime Fitness

8599 Lyndale Ave S
Cardio, weights

Anytime Fitness

5107 W 98th St
Cardio, weights

Snap Fitness

9505 Lyndale Ave S
Cardio, weights

Life Time Fitness

1001 W 98th St
Pool, cardio, weights, group fitness, yoga, child watch, gym and track

Planet Fitness

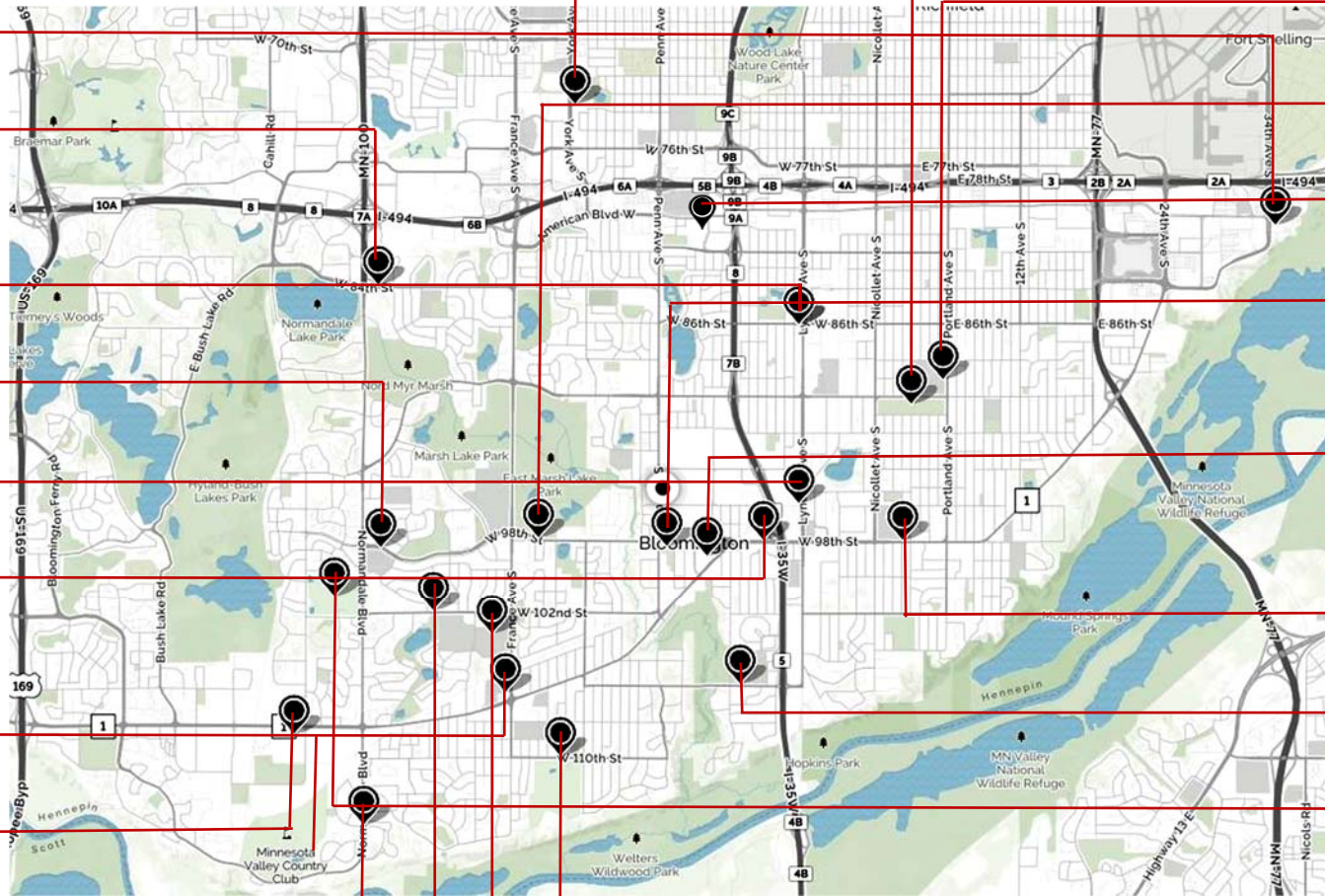
10606 France Ave S
Cardio, weights

Snap Fitness

10800 Nesbitt Ave S
Cardio, weights

Minnesota Masonic Heritage Center

11411 E 98th St
Auditorium, meeting rooms, banquet facilities



Bloomington Family Aquatic Center

301 E 90th St
Outdoor pool

Valley View Middle School

8900 Portland Ave S
Pool; room, stage and gym rentals

Bloomington Ice Garden

3600 W 98th St
Hockey, figure skating, public skating

The Yoga Pioneers

9801 Penn Ave S
Yoga classes

Creekside Community Center

9801 Penn Ave S
Human Services programs and activities; senior programs, dining programs, room rentals

Bloomington Center for the Arts

1800 W Old Shakopee Rd
Two theaters, rehearsal hall, dance, art classrooms and art galleries

Kennedy HS Activity Center

150 E 98th St
Gyms, running track, weights

Oak Grove Middle School

1300 W 106th St
Pool; room, stage and gym rentals

Hyland Greens Golf Course

10100 Normandale Blvd
Golf, FootGolf, driving range

Olson Middle School

4551 W 102nd St
Pool; room, stage and gym rentals

Jefferson HS Activity Center

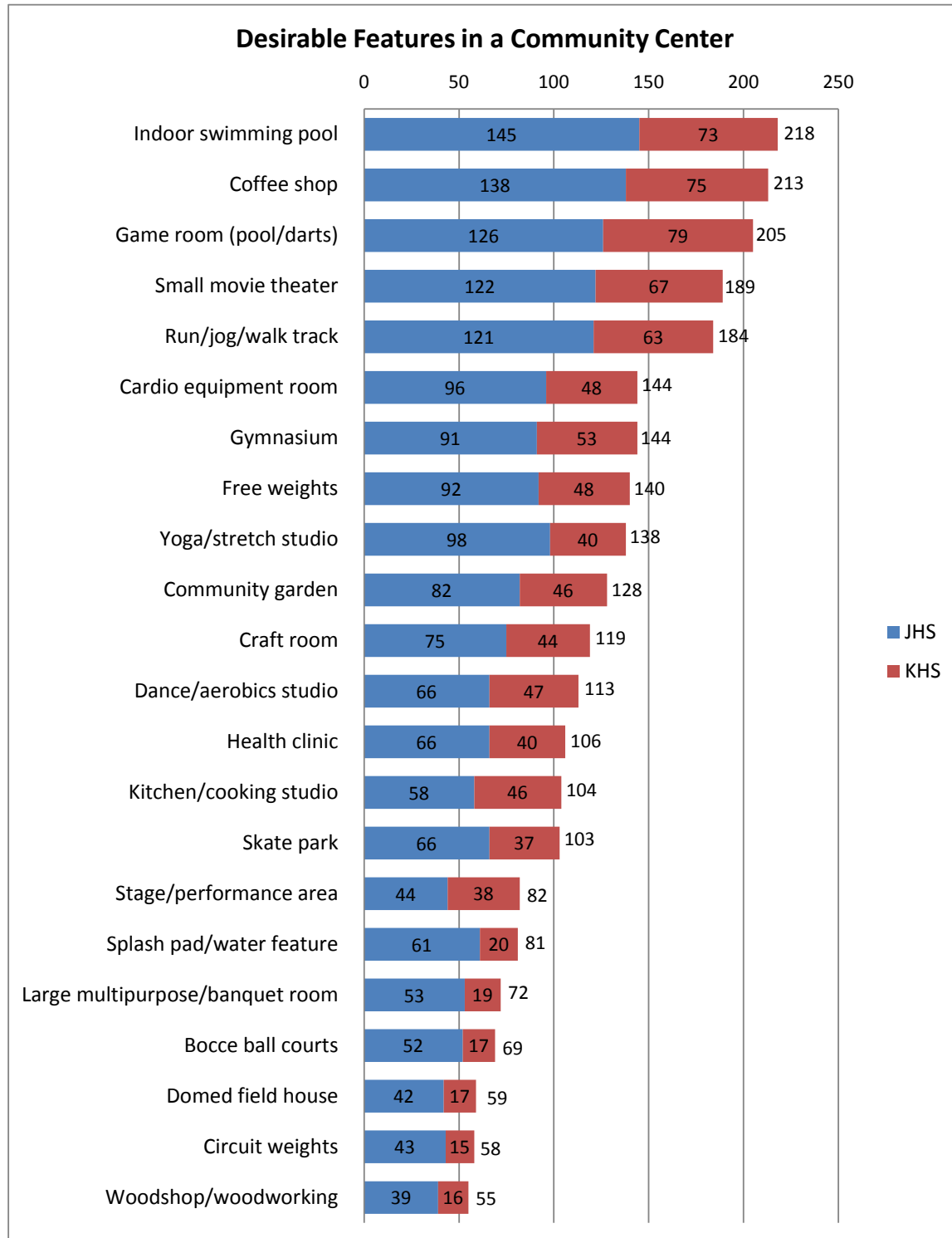
4001 W 102nd St
Gyms, running track, weights and dance floor

Dwan Golf Course

3301 W 110th St
Golf

Bloomington High School Student Community Center Survey

Students attending Diversity Day activities at Bloomington Kennedy and Jefferson high schools had the opportunity to complete a short, informal survey regarding features they would like to see in a new community center. The survey was available to all students who visited the Bloomington Human Services Division's Diversity Day booth. The poll contained a fixed set of responses from which the students could choose; respondents could select as many community center features as they desired. A total of 337 students responded. Students from Kennedy High School (red - 118 respondents) were surveyed on May 3, 2016. Students from Jefferson High School (blue - 219 respondents) were polled on May 6, 2016.





Community Center Questions and Answers

Updated August 23, 2016

Community Center Task Force

This document captures questions raised during Community Center Task Force meetings and provides answers from various sources. The questions are organized into two categories: Fact-seeking questions and future discussion questions. Answers to the fact-seeking questions can be found below. They are grouped by major categories of interest. The future discussion questions are included at the end of the document and will be addressed as part of the task force process.

Fact-Seeking Questions

Creekside Community Center Building Assessment

Q1 If we keep the existing Creekside building as a community center, what programs or activities can be added after upgrades are complete?

The “upgrades” listed in the 2015 HGA Needs Assessment are related to long-term maintenance needs. These include a new sprinkler system, restroom renovation, window replacement, new HVAC/cooling systems, new fire alarm system, miscellaneous electrical upgrades and parking lot renovation. These upgrades would not add additional space to the current building nor enhance its functionality for more programs and activities. As the HGA Needs Assessment notes, the building itself limits opportunities for the City to better meet the needs of its residents. HGA found that the structure, while sound, is very inflexible. The concrete block walls make it difficult to move interior partitions and to provide appropriate ceiling heights for the functions that Creekside now hosts. This lack of flexibility to modify room sizes and heights prevents the facility from being able to adequately expand its current slate of programs and activities.

Q2 What is the ongoing cost of the current building for upkeep, operations and maintenance and what is its efficiency?

The City budgeted \$11.94 per square foot in 2016 for operating and maintaining City office buildings. Creekside expenditures for 2015 for operation and maintenance of the building were

\$25.86 per square foot – double the average cost. Creekside is considered to be one of the least energy-efficient buildings of the buildings owned by the City of Bloomington. In a recent study of City buildings conducted by VFA, Inc., a facilities capital planning and asset management company, Creekside ranked among the worst (second from the bottom) for energy utilization and at the bottom for facility condition. The funding needed over the next 20 years to keep Creekside in just its current condition is estimated at \$8,750,000.

Q3 Is it worth it to spend \$4 million on maintenance and repairs to the existing Creekside Community Center or invest this money into a new community center?

Given the findings of its needs assessment process as well as the lack of flexibility to modify room sizes and heights plus the significant cost to correct existing problems, HGA recommended that the City should look for a new location to accommodate its community center programming needs. HGA noted that this would allow the new facility to be right-sized, accessible, energy-efficient and purpose-built for the long-term benefit of the community. In addition, a recent study on the condition and energy efficiency of City buildings found that Creekside rated as unsatisfactory for both facility condition and energy use intensity. Investing approximately \$4 million on maintenance and repairs to Creekside would not enhance its functionality or flexibility to add new programming.

Q4 What are the space deficiencies in Creekside Community Center? The photos in the HGA needs assessment report are not clear.

HGA documented a number of space deficiencies within Creekside Community Center. Overcrowding is commonly experienced in the large, multi-purpose room known as the Minnesota Valley Room, particularly during monthly senior lunch program events. Overcrowding is also routinely found in the billiards room and hallways before the weekday noon and evening meal programs. This overcrowding limits maneuverability, particularly for patrons using wheelchairs or walkers. In addition, there is inadequate space for music and fitness classes as well as for community center storage. As a result, Creekside does not have the capacity to adequately handle its current programs much less add more programs and services.

Q5 How safe is Creekside Community Center?

Creekside met all building and safety codes at the time of its construction in 1960. While, the building does not meet current and building safety codes, it is still considered a safe facility – just not as safe as a new building would be. Creekside is made of non-combustible construction, but without structure fireproofing or a sprinkler system. In 1981, the building was remodeled to provide code-compliant egress to meet the code for a community/recreation assembly purpose. The HGA Needs Assessment reports that there is a minimal fire alarm system in the building with limited automatic notification and manual system. Parts are no longer manufactured for the system, nor is it code compliant. In addition, Creekside is not sprinklered for fire protection.

HGA recommended that the fire alarm system should be replaced with the equipment that is in compliance with current codes. If upgrades such as a new HVAC system and restroom expansions were made to the building, the building would have to make changes meet current building and safety codes.

Q6 What is the lifespan of the critical infrastructure in Creekside?

The HGA Needs Assessment noted that many of Creekside's HVAC components have long surpassed the end of their useful life and need replacement. Specifically, the Minnesota Valley Room's air handling unit, chiller, fan-coil cooling units and unit ventilators are all 40 years old or older. These systems need to be significantly upgraded to overcome critical shortcomings and to comply with current ventilation codes and standards. The boilers on the heating system were installed in 1990 and may have 5-10 years of useful life remaining. In addition, the chiller on the cooling system is 39 years old and has experienced compressor failures in recent years. Replacement parts are difficult to find. The existing electrical system is in fair condition, but it operates near load to serve current needs. In addition, the building's service equipment is an original Federal Pacific Electric (FPE) circuit breaker panel. FPE circuit breakers are known for not tripping under short circuits and are considered unsafe. HGA has recommended replacing the panel as a maintenance item.

Q7 What is the operating budget for Creekside Community Center?

Revenues for Creekside in 2015 were \$101,188. 2015 expenditures totaled \$537,188. This included expenditures directly related to operating Creekside related to staffing, materials and supplies, maintenance and repairs, training, furniture replacement and internal charges for space and occupancy, computer network and mailroom usage. The 2015 operating budget noted above does not include revenues and expenditures for Human Services programs, services or events.

Market Analysis

Q1 What works in other communities when it comes to community centers?

Community centers in other cities typically include amenities such as gymnasiums, fitness centers, walking/running tracks, aquatics facilities, indoor playgrounds, ice rinks, multi-purpose/banquet space, meeting rooms and classrooms.

Q2 What is the saturation point of facilities and needs related to competition and market share?

Ballard*King and Associates found that Bloomington's population is more than adequate to support a comprehensive community center. The ability of a community center to capture market share is based on the number and variety of its amenities, the facility size and the fees

charged. Currently there is no comprehensive public community center in Bloomington. There are a number of private service fitness providers in Bloomington, but at least two have closed since the HGA Needs Assessment was issued in early 2015. Ballard*King noted that public community center facilities operate on an “ala carte system” of programming beyond sports and fitness that greatly expands their market to a broader spectrum of users. As a result, Ballard*King maintained that 20% to 30% market penetration rate is obtainable. In fact, the firm noted that over the course of a year’s time, more than 50% of a community’s population may come to a community center for some use, function or activity.

Q3 What are the Bloomington-specific needs for a community center?

Bloomington’s specific needs for a community center were spelled out in the HGA Needs Assessment. HGA interviewed a number of stakeholders representing youth groups, senior programs at Creekside, athletic organizations, the School District and Creekside user and rental groups. The existing programming at Creekside is very robust, drawing 115,710 users in 2015. However, the lack of flexibility in the current structure has limited programming and compromised offerings. HGA found that a new community center could expand the user base and reach a broader demographic. One of the most frequently heard comments during the stakeholder interviews was the need for more gymnasium space. School District staff reported that the demand by local youth athletic organizations for gym space in their Activity Centers at Jefferson and Kennedy high schools often exceeds their supply. As a result, the HGA report recommended a large gymnasium space with at least three full-sized basketball courts that could also accommodate other sports such as volleyball and pickleball. Other Bloomington-specific needs as reported in the HGA needs assessment included an indoor walking/jogging track, indoor playground, large multi-purpose space and meeting rooms/classrooms that could be used for a wide variety of programming needs.

Q4 How long are people staying in Bloomington?

The most recent National Citizen Survey™ of Bloomington residents in 2015 reported the following regarding length of residency:

Less than 2 years:	15%
2-5 years:	14%
6-10 years:	15%
11-20 years:	16%
More than 20 years:	40%

Q5 What are the age and income breakdowns of other community centers compared to Bloomington?

The following data is for each community is based on information from the U.S. Census for 2014:

City	Median Age	Median Household Income
Bloomington	42.8	\$63,053
Eagan	37.3	\$80,247
Eden Prairie	37.9	\$95,697
Maple Grove	38.2	\$92,267

Approximately 39% of Creekside Community Center’s annual visitors are Senior Program users. The remaining 61% are Human Services community program participants and rental users. Community programs include Loaves and Fishes, Fare For All, Homework Connection and free phone distribution. Three churches rent space at Creekside.

Information on age and income breakdowns was requested from the community centers in Eagan, Eden Prairie and Maple Grove. The City of Eagan reported that given the indoor playground and senior center their community center, they see users young and old in the building. The estimated average age of the Eagan Community Center’s fitness patrons is late 40’s to early 50’s. The fitness center reportedly serves an older user group because it does not have childcare drop-off for members or an indoor swimming pool that would attract younger families.

Q6 How do we find out about the unique needs of Bloomington?

The first step in defining the needs for a new community center was the needs assessment conducted by HGA Architects in 2014-2015. Based on its research with community stakeholders and City staff, HGA established a project vision to ensure that future explorations of building space programs and design grew of Bloomington’s unique character and goals for the future. The following principles acknowledged that the Bloomington community center would be a success if it incorporated the following elements:

- Attracting multi-generational, multi-cultural and multi-economic users.
- Comfortable and welcoming.
- Human services and recreation focused.
- Accessible.
- Providing appropriate balance of technology, programs and human interaction.
- “One stop shop” – walk in and access multiple programs serving multiple cultures; long-term and lifelong Bloomington residents feel welcome and served.
- Central and accessible – the location of the existing Community Center is important; current city Civic Plaza is seen as central and accessible.

In 2015, the City Council directed that a Community Center Task Force be established to study the issue and provide the Council with a framework for helping them to make decisions

regarding the potential future of a new facility. The City Council specifically appointed representatives of the major user groups (e.g., youth, seniors, etc.) in the hopes that they would articulate and advocate for their own unique needs in a community center.

It is possible that additional research could be conducted, such as random sample, scientific surveys or less formal, online polls. An informal poll of Bloomington's high school students is attached. Other sources for information on Bloomington's needs could include open houses and focus groups with specific audiences (e.g., multi-cultural communities.)

Q7 Are we looking to meet the needs of future or current residents or be an attractor for younger families?

The answer is "yes" to all of the above. A new community center would be right-sized and purpose-built to meet the needs of residents both now and into the future. Creekside is undersized to accommodate current community center program demands in Bloomington. The City cannot offer the programming desired by its residents due to the lack of space and flexibility in the current facility. A vibrant community center could improve the quality of life in Bloomington and help to serve as an attractor for younger families as well as older residents alike.

Q8 What kind of space is available to build this type of facility in Bloomington?

The HGA needs assessment recommended a building of 94,715 square feet that would include three gymnasiums, large multipurpose room, meeting rooms, indoor playground, fitness areas, and office space. The minimum requirement for a building of this size with adequate parking would be approximately eight to ten acres. HGA estimated that an aquatics facility would increase the size of the building by another 20,500 square feet. The current Creekside Community Center site is 4.74 acres, too small to accommodate a larger building and the parking required. Site considerations include central location, access to transit and accessibility for pedestrians and bicyclists. The City Council has requested that the task force study site alternatives as part of its assessment process.

Community Center Funding

Q1 What is the funding source for construction of a community center?

There are several potential sources for funding the construction of a community center. One source is a bond referendum. In a bond referendum, voters are given the opportunity via a ballot measure to approve a proposed issue of municipal securities for the purpose of constructing a public facility. This is considered a pure general obligation bond, meaning it is 100% supported by taxes and the City Council pledges the full faith and credit of the City. Interest rate on the debt is the lowest in the market at time of issuance.

Another financing option is lease revenue bonds. This form of long-term borrowing is commonly used to finance public facilities, including community centers. The City's Port Authority would be the issuer of the bonds and the City the lessee for a specific project (revenues to support the debt service on the bonds are lease payments to the Port Authority.) As this is a revenue bond, the interest rate will be higher. Since the requirement for annual appropriations for lease revenue bonds does not treat them as debt, there is no need for voter approval.

A third potential funding source is charter bonds. By a vote of 5 of its members, the City Council can adopt a resolution to authorize the issuance of general obligation bonds that pledge the full faith and credit and taxing powers of the city. Interest rate on the debt is the lowest in the market at time of issuance. The general obligation bonds can be issued on such terms and conditions the Council determines, without obtaining the approval of a majority of the electors voting on the question of issuing such bonds. The City can pledge to the payment of the general obligation bonds any other available revenues or assets of the City. General obligation bonds can be issued for a public purpose to finance any capital improvement and related costs including, but not limited to, interest on the bonds, the costs of feasibility studies, design, and plans and specifications, publication costs, costs of issuance and other capital costs of any capital improvement.

Other potential funding sources include the sale of the existing property at Creekside, setting up a building replacement fund and savings.

Q2 What works in other communities from a fiscal standpoint in terms of operations?

Many communities consider their community centers to be business-type activities. As such, these facilities are expected to cover most of their costs with user fees and charges. Some cities absorb a portion of their community centers' costs within their General Fund budgets or subsidize them with property taxes and other forms of funding. Typical forms of revenue generated by community centers include admission fees, membership passes, program charges, facility and equipment rentals, advertising, merchandise sales, sponsorships, naming rights, grants and donations.

Q3 What are potential revenue sources?

Potential revenue sources for a community center are listed in the previous question.

Q4 How will the community center generate income?

The income generated by community centers is noted in question #10. ???

Q5 What areas within a community center generate the most revenue? What areas cost the most to operate?

Fitness memberships and related activities such as fitness classes and training tend to generate the most revenue. Room rental for banquets, events and meetings can also produce significant revenues. As HGA noted in its needs assessment, aquatics facilities are the most expensive component to construct and operate within a community center.

Q6 Member-based vs. program-based fees – what is the best model of operation?

The preferred model for operation of a community center appears to be a combination of both member-based and program-based fees, depending on the activity. The revenue projection model developed by HGA included a combination of daily admission fees, annual passes, room rental charges, program fees, fitness class charges, special event fees and birthday parties. The key is balancing accessibility while bringing in enough revenue to cover much of a community center's costs. The majority of municipally-run community centers require some form of tax subsidies to cover their operational costs. Fees may include a sliding fee scale, variable pricing for programs and activities depending upon a customer's ability to pay.

Q7 Are the membership fees listed for the community centers monthly fees or annual fees?

Most community centers offer a mix of monthly and annual membership fees as well as daily and weekly passes for their fitness centers, aquatics, gymnasiums and other amenities.

Q8 How much of the fees in other community centers are going toward the total cost of operations and how else are the operations funded?

Generally all of the fees in community centers go toward the cost of operations. As noted earlier, community center operations are funded through a variety of sources as detailed in question #10.

According to the general manager of the Eagan Community Center, 100% of the fees they charge go toward operations. While the cost of the construction was covered through a bond referendum, the ongoing costs of operations were set up as an enterprise fund. Thus, the facility needs to generate revenue to cover its costs. The community center comes close to breaking even but typically has a shortfall that is covered by an internal transfer of antenna revenue the City of Eagan receives from cell phone towers.

All fees charged at the Maple Grove Community Center also are directed toward operations of the facility. Revenues were \$460,616 less than expenditures in 2015.

Q9 What are the pros and cons of a private partnership?

With public resources increasingly in short supply to fulfill the social and physical needs of a community, partnerships between public and private entities are becoming increasingly common as governments look for support from other sectors. The pros of public/private partnerships include efficiency, access to additional revenue, potential to increase the level of service, streamlined operations, possible cost savings by pooling financial resources, diversification of programming and access to expertise and skill-sets.

The cons of public/private partnerships can include reduced flexibility and control, restrictions on programming and services offered by the public entity due to non-compete agreements with the private partner, considerable negative financial impacts in case the partnership has to be cancelled, possible transfer of risks from the private sector to the public sector (e.g., bankruptcy), uncertainties that may develop over the life of a 20, 30 or 40-year agreement and the private partner's preference for the economic aspects of a community center over the social, environmental or other aspects.

Q10 Would programming in a new community center be volunteer or staff driven?

Staffing in a new community center would probably be a combination of employee and volunteer driven, depending on the programming type. Senior programs would likely continue to be heavily volunteer-driven, while potential new amenities such as aquatics and fitness would require staffing by employees due to the nature of these activities.

Community Center Amenities***Q1 What were the existing amenities in each community when they decided to build a community center and how did they factor in the decision-making process of the current amenities?***

Information was requested from the community centers in Eagan, Eden Prairie and Maple Grove. In Eagan, the community center manager is not exactly sure what the available amenities were prior to opening in regards to banquet spaces but he believes private golf course and hotels did have banquet space. Regarding fitness facilities, Life Time Fitness and YMCA were the local options, and they were located in a different part of Eagan than the current community center. Eagan Community Center opened in 2003, prior to Anytime Fitness, Snap Fitness, Fitness 19, Planet Fitness and the niche studios that now exist. Other factors that led to the construction of a community center were the inclusion of an indoor playground, senior center and teen center which led to a full integration of community facilities. The fitness center/gyms and rental spaces provides additional options for these users and other residents/non-residents. The basketball courts give opportunities for drop-in activities for anyone to pay and play, accommodate local youth athletic associations for practices and tournaments and supply space for large-scale events.

In Maple Grove, the schools were the facilities available to the public via community education or parks and recreation programs when the community center was built twenty years ago. Maple Grove modeled their community center after the Chaska Community Center. The City Council and Park Board chose to have the private sector offer the fitness component.

Q2 What areas within a community center generate the most use? What areas generate the least use?

The most frequently used amenities within community centers generally tend to be gymnasiums, pools, fitness centers, meeting rooms, banquet/large multi-purpose rooms. Areas that provide memberships such as fitness centers have a reliable number of users that utilize the facilities on a regular basis. Areas that tend to generate the least use are child watch programs for fitness facilities and teen centers.

Q3 What is the definition of a community center vs. an activity center?

A community center is a place where people congregate for social, recreational, cultural and educational activities. Community centers typically serve as one-stop shops connecting community members to services. People gather for group activities, social support, public meetings, volunteer activities and a variety of other reasons. The goals of a community center typically include:

- Enhanced physical and mental well-being.
- Provision of recreational, educational and cultural opportunities.
- Stimulating and nurturing environment for all residents.
- Focal point for civic pride.

An activity or recreation center is narrower in its scope. It is typically a place where people can work out, play sports and participate in physical activity. Activity/recreation centers can also serve as social hubs for some people.

Q4 What are the existing alternative amenities such as the high school activity centers and is a need still unmet?

The existing amenities in Bloomington that meet social, recreational, educational and cultural needs for the general community are listed on the attached map of community amenities.

Specifically, the activity centers at Jefferson and Kennedy high schools provide 150,000 square feet of recreational space for community use. Each activity center offers a variety of fitness equipment, amenities and classes including:

- 5 gym courts
- 1/7-mile indoor running track
- Fitness/weight room
- Team meeting room

- Adult locker rooms with showers
- Dance studio (Jefferson) Wrestling rooms (Kennedy)
- Concession stand (Kennedy)

According to the Bloomington School District, the level of usage fluctuates with the seasons. The highest usage is in the winter months. During the month of June, there are approximately 900 individuals participating in the program. That number increases to approximately 1,400 in mid-January. People can purchase monthly or annual memberships and can use both Kennedy and Jefferson. Members have access to activity center facilities during non-school hours seven days per week (excluding certain holidays). Members can also use the facilities during the school day with high school physical education students.

Another aspect of the high school activity centers is gym rental. Many community groups use the gym courts for practices or games. They are the sites of many fundraising tournaments and are usually very busy on most weekends throughout the year.

Q5 Is the Bloomington Art Center at capacity and is there a need for additional space?

Portions of the Bloomington Center for the Arts are close to capacity. The Schneider Theater is nearly fully scheduled on the evenings and weekends between performances, rehearsals, set-up and breakdowns. To some extent, the Black Box Theater is also approaching capacity. Storage space is very limited in the Center for the Arts, and sometime restricts full usage of the facility. On the other hand, there is less demand for the classroom space on the second floor of the Center for the Arts.

Q6 What is the usage of the Edinborough facility in Edina?

The City of Edina supplied the following usage data for Edinborough Park. The following stats for Adventure Peak indoor playground were for the period from 8/1/15 to 6/30/16:

- Annual memberships to Adventure Peak : 332
- Member Check-ins 11,225
- Paid Daily Admissions 72,123
- Paid Daily Admissions – Groups 5,568
- **Total check-ins/admissions 88,916**
- Approximately 1,200 birthday parties at 20 people each year totaling 24,000 guests.

Q7 Who offers yoga/Pilate's classes in Bloomington?

There are several facilities that specifically offer yoga and Pilate's classes in Bloomington. The facilities have been added to the attached map of community amenities in Bloomington. In addition, Bloomington-Richfield Community Education offers beginning, intermediate and chair yoga in the schools. Yoga classes are also offered in the high school activity centers.

Q8 What are the demographics of Bloomington in terms of ethnic groups?

The following demographic breakdown for Bloomington comes from the 2010 US Census:

White alone	79.7%
Black or African American alone	7.2%
Hispanic or Latino	6.8%
Asian alone	5.9%
American Indian & Alaska Native alone	0.4%
Native Hawaiian and Other Pacific Islander alone	0.1%
Two or more races	3.1%

Note: Total exceeds 100% as respondents could choose more than one option.

Maps that depict the racial distribution of Bloomington's population are attached.

According to information supplied by the School District, the percentage of ethnic diversity in the school population was 48% in October 2015. The minority groups with the highest enrollment were Black, Hispanic and Asian/Pacific Islander. The greatest amount of ethnic diversity can be found at Valley View Elementary and Middle schools, Washburn Elementary and Indian Mounds Elementary. More than 50 languages are spoken in Bloomington's schools. Twenty percent of the school district's minority population are English learner students. More data can be found in the attached Enrollment Report 2015 from the School District.

Q9 What is the median age, income and comparative data for other cities that have community centers in the metro area?

Attached is a spreadsheet of community centers in the metro area listing the size of each facility and amenities as well as community demographic data.

Community Center Construction***Q1 What is the time frame for a community center project?***

It is anticipated that given the number of steps required for planning, design, funding and construction, it could take between three to five years before a community center is built and operational.

Q2 What are the largest pieces of land that the City owns?

A map showing all City-owned property is attached. Locations and details about the City's park and recreational properties can be found at:

<https://www.bloomingtonmn.gov/locations-parks-and-recreational-facilities>

Community Center Site Alternatives

Q1 How big is the parcel at Creekside Community Center, including the ball field, but without the stub along Newton Avenue south of the baseball diamond?

The Creekside Community Center and Creekside Park parcel, including the ball field, is 7.29 acres.

Q2 What is the size of the Newton Avenue "stub" just south of the baseball diamond at Creekside Park?

The "stub" along Newton Avenue south of the baseball diamond belongs to Creekside Park and totals 1.40 acres.

Q3 What is the size of the new Normandale College parking ramp?

Normandale's newest parking ramp along Collegeview Road is 61,330 square feet or 1.41 acres.

Q4 How big is the triangular parcel that includes St. Luke's Lutheran Church and Mt. Olivet Rolling Acres Mental Health Services?

The triangular parcel that includes St. Luke's Lutheran Church and Mt. Olivet Rolling Acres is 6.67 acres.

Q5 How big is the community garden and parking lot located on the north end of Harrison Picnic Grounds?

The community garden plot and parking lot on the north end of Harrison Park totals 1.72 acres.

Future Discussion Questions

Q1 What works and what doesn't work in a typical community center?

Q2 What is really wanted in a community center in Bloomington?

Q3 Will the facility be focused on banquet rentals or programs?

Q4 Who might be willing to donate as a sponsor?

Q5 Will the current users continue to use the facility if the operations include fee based activities and usage?

Q6 Should the community center include a food aspect such as a café or coffee shop?

Q7 What is eminent domain and how does it work?

Q8 What are the demographics for each potential site within two miles?

Metro Area Community/Recreation Center Amenities and Demographics July 19, 2016

City	Population	Median Age	Median Income	Community/Rec Center Size	Community Center Amenities
Andover	32,213	37.7	\$93,314		Gymnasiums, pickleball courts, walking track, ice rink, meeting rooms, older adult activities
Apple Valley	50,330	38.6	\$80,609	45,000 sq. ft.	Gymnasium, badminton court, basketball court, pickleball court, playground, banquet/event center, meeting rooms
Bloomington	86,652	42.8	\$63,053	25,000 sq. ft.	Multipurpose room, meeting rooms
Brooklyn Center	29,889	32.3	\$45,198	45,000 sq.ft.	Pool, fitness center, multipurpose room, meeting rooms
Brooklyn Park	78,362	32.3	\$62,656	187,000 sq.ft.	Gymnasium, walking track, fitness room, racquetball/wallyball courts, two ice rinks, banquet rooms, meeting rooms, concessions
Chanhassen	24,503	39.4	\$108,708	23,000 sq. ft.	Gymnasium, fitness center, aerobic studio, meeting rooms
Chaska	25,270	35.0	\$76,301	200,000 sq. ft.	Gymnasium, fitness center, lap pool, leisure pool, two ice rinks, artificial turf, senior center, auditorium, art gallery
Coon Rapids	62,435	37.3	\$64,694		Recreation room, banquet rooms, arts and crafts room, meeting rooms (Note: Ice Center with meeting space and fitness is a separate facility)
Eagan	66,810	37.3	\$80,247	70,000 sq. ft.	Gymnasium, fitness center, walking/running track, indoor playground, banquet facilities, meeting rooms, senior center, coffee shop

City	Population	Median Age	Median Income	Community/Rec Center Size	Community Center Amenities
Eden Prairie	62,593	37.9	\$95,697	175,000 sq. ft.	Gymnasium, fitness center, walking/running track, indoor playground, three ice rinks, lap pool, leisure pool, diving pool, meeting rooms
Edina	50,261	44.5	\$86,968	42,000 sq. ft.	Fitness area, walking/running track, pool, indoor playground, climbing wall, amphitheater, cafe
Golden Valley	20,790	45.4	\$82,325	36,000 sq. ft.	<i>Opening 2017</i> – Banquet facility, meeting rooms, senior program rooms, indoor playground, grill/restaurant, golf/pro shop
Inver Grove Heights	34,831	39.1	\$64,635	144,000 sq. ft.	Gymnasium, walking/running track, fitness center, lap pool, ice rink, meeting rooms
Lakeville	59,361	35.1	\$94,635	17,000 sq. ft.	Fitness room, banquet room, meeting rooms, senior program
Maple Grove	64,448	38.2	\$92,267	162,000 sq. ft.	Gymnasium, fitness center, two ice rinks, lap pool, outdoor leisure pool, indoor playground, banquet facilities, meeting rooms, senior center, concessions
Maplewood	39,054	38.8	\$60,323	90,000 sq. ft.	Gymnasium, racquetball/wallyball courts, fitness center, walking/running track, banquet room, meeting rooms, senior program
Minnetonka	51,144	44.7	\$80,068	33,000 sq. ft.	Banquet room, meeting rooms, senior program, craft rooms (Note: Also has a separate 75,000 sq. ft. Fitness Facility)

City	Population	Median Age	Median Income	Community/Rec Center Size	Community Center Amenities
Monticello	13,125	31.6	\$73,151	90,000 sq. ft.	Gymnasium, fitness center, walking track, climbing wall, exercise room, indoor playground, lap pool, banquet facilities, meeting rooms
New Brighton	22,084	38.3	\$61,324	70,000 sq. ft.	Gymnasium, fitness center, walking track, indoor playground, banquet facilities, meeting rooms, senior room, library
Plymouth	73,633	40.0	\$84,321		Banquet room, meeting rooms, senior program, domed fieldhouse
Richfield	36,157	36.4	\$52,484		Banquet room, meeting rooms, fitness program
Rosemount	22,490	36.5	\$86,845	140,000 sq. ft.	Gymnasium, auditorium, banquet hall, meeting rooms, Minnesota National Guard Armory
St. Louis Park	47,933	35.5	\$65,151		Two ice rinks, banquet room, meeting rooms, outdoor aquatic park
Shakopee	39,523	32.5	\$79,670	76,500 sq. ft.	Gymnasiums, walking track, fitness center, aerobic studio, ice arena, meeting rooms, teen center
Shoreview	25,723	44.2	\$79,485		Gymnasium, walking/running track, water park, fitness center, indoor playground, concessions
Victoria	8,462	37.0	\$131,833	112,000 sq. ft.	Gymnasium, fitness center, walking track, two ice rinks, multipurpose room, meeting rooms
Waconia	11,520	36.3	\$78,086	68,136 sq. ft.	Gymnasium, fitness center, walking/running track, leisure pool, lap pool, indoor playground, meeting rooms
Woodbury	66,119	36.2	\$98,974		Indoor fieldhouse, two ice rinks, meeting rooms

What Community Needs Are We Trying to Address in Bloomington?

Serve Creekside Users	Community Gathering Spaces	Community Image	Attracting and Retaining All Ages, Families, Diverse Community	Year-Round Facility – Indoor Use Space	Low-Cost Fitness Programs (Wise)	“One Stop Shop”
<ul style="list-style-type: none"> • Senior Programs • Senior Programming • Senior Center and Programs • Home Help Services • Community Services/Public Health Services • Public Health • City Services, Human Services, All Income Levels • 50+ Programs 	<ul style="list-style-type: none"> • Large Multi-use Space • Community Gathering Space • Banquet, Large Meeting Space • Flexible/Reservable Space (Meetings, Weddings, Events) • Stage • Café Gathering Space • Classroom Space • Flexible Meeting Spaces • Dining and Kitchen • Meeting Rooms 	<ul style="list-style-type: none"> • Easily Accessible (Location) • Public Use of Space to Add Value to the Community • Attractive to Families, Serving Different Generations • Community Building, Creating a Sense of Community • Attractive Outside Space 	<ul style="list-style-type: none"> • Aquatic • Swimming and Aquatics • Gymnasiums • Children’s Play Area • Daycare • Tots + Teens Gathering Spaces • Health and Wellness • 50+ Services • Intergenerational Center – Seniors, teens, etc. • Youth Center and Programs 	<ul style="list-style-type: none"> • Aquatics • Gym Space • Health and Wellness • Teen Center • Activities Indoors and Out for All Ages • Youth Center and Programs • 50+ Services 	<ul style="list-style-type: none"> • Cardio • Fitness • Gym • Aerobics/ Fitness • Walking/ Jogging Track • Fitness Center 	

(Community Center Task Force Meeting – June 22, 2016)

Community Center Site Options

Community Center Task Force
July 19, 2016



Site parameters

- A. At least 8 to 10 acres
- B. Low or no cost
- C. Central location
- D. Access to transit
- E. Access to trails
- F. Additional space for expansion, trails, park, etc.

Private Property Considerations

- Use of eminent domain to buy private property for public use is limited
- Cost
- City Code/zoning restrictions
- Displaces businesses and/or residents
- Takes property off tax rolls

Public Property Considerations

- Location
- City Code/zoning restrictions
- Cost
- Site characteristics (e.g., wetland, etc.)
- Compatibility with neighborhood



A map of West Bloomington, Minnesota, highlighting several parks and landmarks. The map shows the city's layout with major roads like I-494 and I-35W, and local streets such as American Blvd W, W 82nd St, and W 94th St. Key locations marked include Penn American, Bryant Park, Former Lincoln School, Tarnhill Park, Hyland Greens Former Driving Range, and Creekside Center & Park. The map also shows the Minnesota River, Long Meadow Lake, and Blackdog Lake. The city of Bloomington is labeled in the center.

Bryant Park

1001 W. 85th Street



Creekside Center and Park

9801 Penn Avenue S.

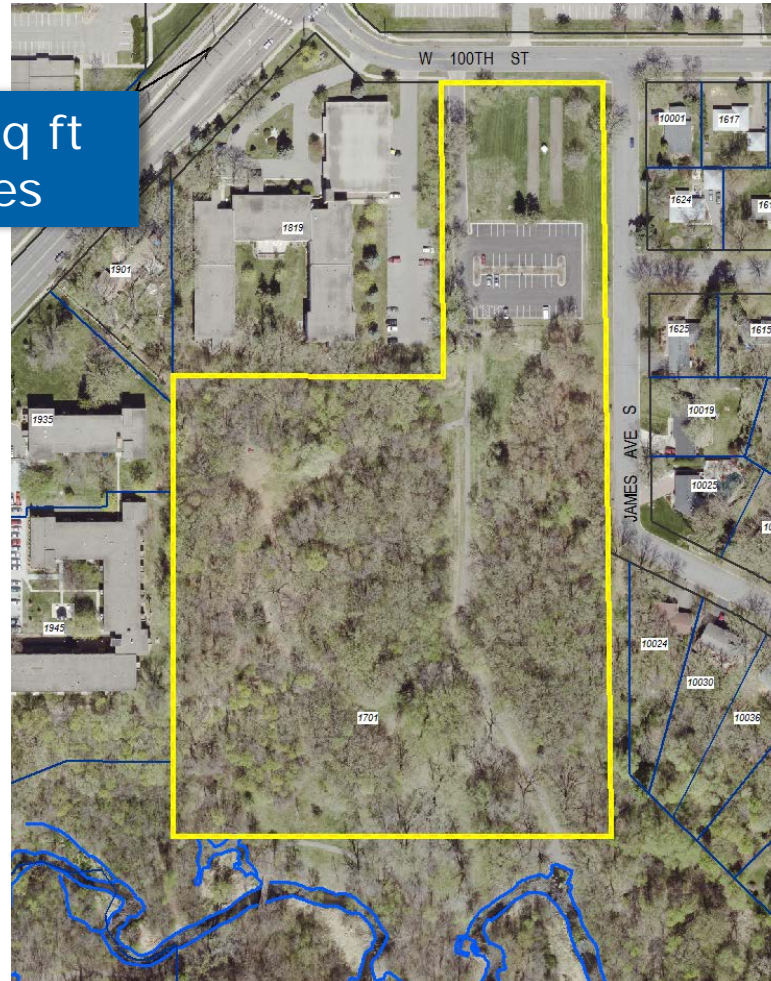


381,929 sq ft
8.77 acres

Harrison Park

1701 W. 100th Street

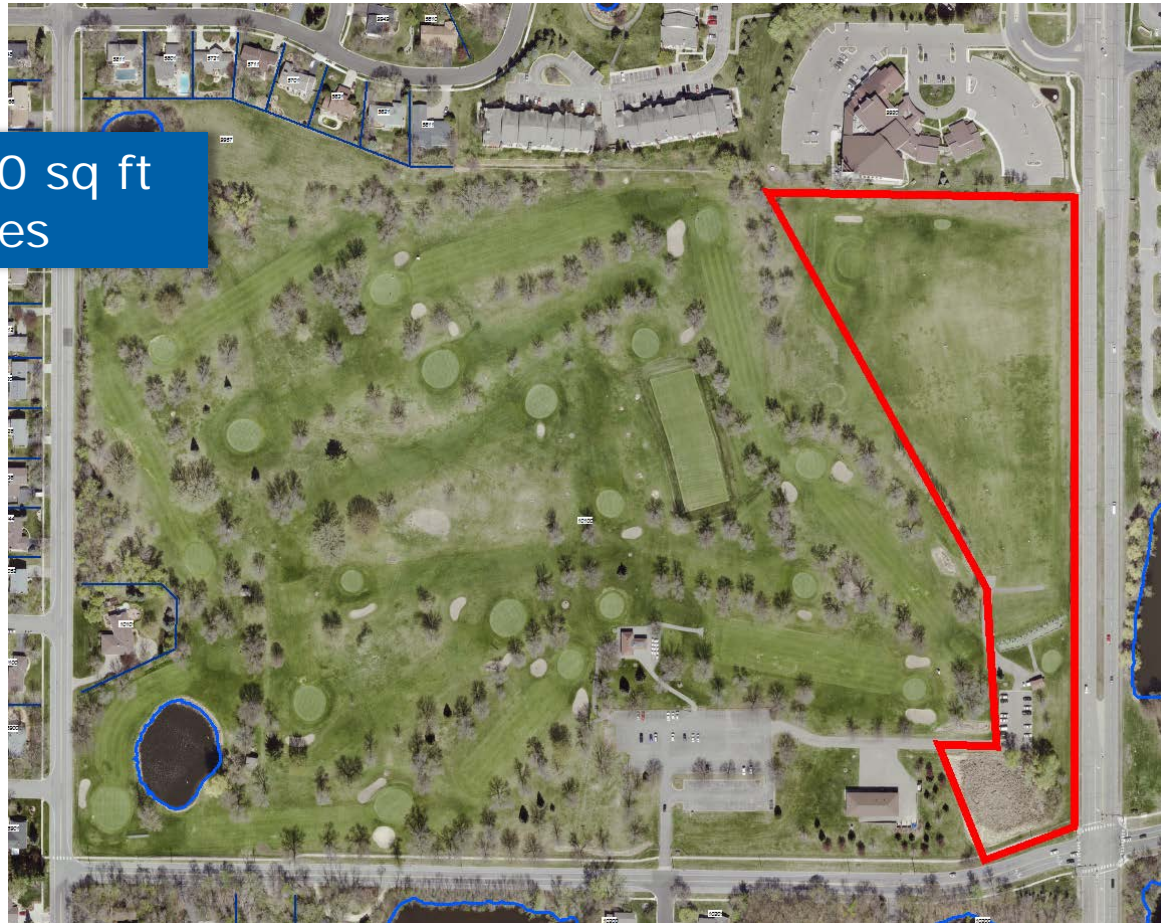
475,130 sq ft
10.91 acres



Hyland Greens Former Range

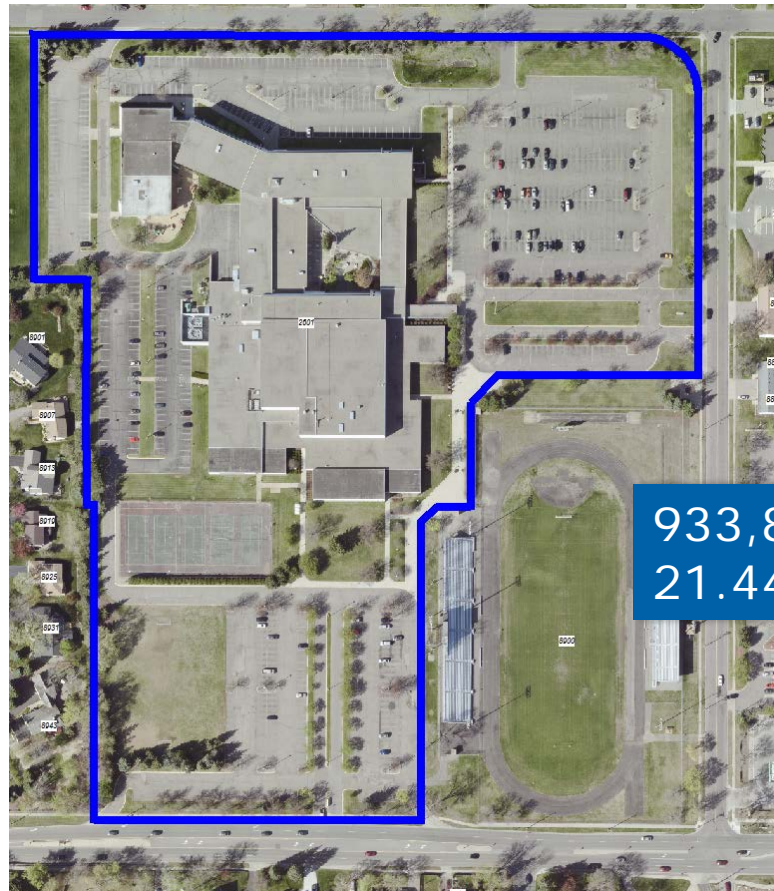
10100 Normandale Boulevard

409,550 sq ft
9.4 acres



Former Lincoln High School

2575 W. 88th Street



933,836 sq ft
21.44 acres

Penn and American

NW of American Blvd. and Knox Ave.



397,667 sq ft
9.12 acres

Tarnhill Park

9650 Little Road



747,358 sq ft
17.15 acres

Site Comparisons

	Central location	8-10 acres	No or low cost	Access to transit	Access to trails	Room to expand
Bryant Park	✓	✓	✓		✓	✓
Creekside Center + Park	✓	✓	✓	✓	✓	
Harrison Park	✓	✓	✓	✓	✓	✓
Hyland Greens Former Range		✓	✓			✓
Former Lincoln High School	✓	✓		✓		✓
Penn American		✓		✓		✓
Tarnhill Park		✓	✓	✓	✓	✓

3 Major Pillars of Needs Addressed by a Community Center

Attachment M

(Community Center Task Force Meeting – July 19, 2016)

Attracting and Retaining All Ages, Families, Diverse Community and Creekside Users	Providing a Year-Round Facility with Indoor and Outdoor Spaces	Providing Community Gathering Spaces that Create a Sense of Community
<ul style="list-style-type: none"> • Swimming and aquatics • Gymnasiums • Children's play area • Daycare • Tots + teens gathering spaces • Health and wellness • 50+ services and programs • Intergenerational center – seniors, teens, etc. • Youth center and programs • Senior center and programs • HOME help services • Community Services • Public Health • City services • Human Services • All income levels • Community image • Easily accessible (location) • Attractive outside space • Community building – clear sense of community • Public use of space to add value to the community • Attractive to families, serving different generations 	<ul style="list-style-type: none"> • Activities indoors and outdoors for all ages • Aquatics • Gym space • Health and wellness • Teen center • Youth center and programs • 50+ services • Low-cost fitness programs • Cardio • Fitness center • Gym • Aerobics • Walking/jogging track 	<ul style="list-style-type: none"> • Large multi-use space • Community gathering space • Banquet/ large meeting space • Flexible/reservable spaces (meetings, events, weddings) • Meeting rooms • Flexible meeting spaces • Classroom space • Stage • Café gathering space • Dining and kitchen

Community Center Construction Estimates

HGA Needs Assessment Study

April 20, 2015

Size: 94,715 square feet

Direct Construction Costs	%	Cost/Square Foot	Total Cost
Site work (allowance)	4%	\$11	\$1,000,000
Demolition	0%	\$0	\$0
Foundations	6%	\$15	\$1,420,725
Structure	11%	\$28	\$2,696,841
Enclosure	4%	\$10	\$949,944
Roofing	5%	\$12	\$1,151,580
Interiors	26%	\$66	\$6,282,130
Building equipment/furnishings	2%	\$4	\$379,715
Elevators	0%	\$0	\$0
Mechanical	24%	\$60	\$5,730,257
Electrical	18%	\$46	\$4,328,058
TOTAL DIRECT COSTS	100%	\$252	\$23,889,251
General req./general conditions	6%	\$15	\$1,433,355
Contractor fee, bond and insurances	8%	\$21	\$2,025,808
Design/construction contingency	11%	\$29	\$2,734,841
TOTAL CONSTRUCTION COST		\$318	
Construction escalation to midpoint (Mar. 1, 2016)	6%		\$1,804,995
TOTAL CONSTRUCTION COST WITH ESCALATION		\$337	\$31,888,251
Owner soft costs @ 30% (allowance)*			\$9,566,475
TOTAL PROJECT COST**		\$438	\$41,454,726

*Architectural/engineering fees; furniture, fixtures and equipment; site survey, geotechnical; testing, builders risk insurance; security; telephone; IT/data head-end equipment; way-finding signage; artwork and special accessories.

**Does not include hazardous material removal, off-hour or overtime work, phasing or site acquisition.

Potential Future Options

Interior	Square Feet	Total Cost
Aquatics	31,538	\$11,150,000
Public Health	21,351	\$4,800,000
Motor Vehicle	3,262	\$880,000
Exterior		
Spash pads	2,500	\$50,000
Bocce ball courts	3,420	\$10,000
Community garden plots	20,000	\$50,000
Picnic space	900	\$25,000
Domed field house	80,000	\$2,360,000

Community Center Construction Financial Projections

August 16, 2016



Construction Projections

Bonding & Operations				1-Apr-19		1-Apr-21
Project Construction Costs & Cost of Issuance				48,670,000		53,660,000
<i>annualized debt service rounded</i>				3,350,000		3,650,000
<i>est. operational costs</i>				1,500,000		1,591,350
<i>subtotal annual costs</i>				4,850,000		5,241,350
Aquatics Feature						
subtotal if Aquatics added				61,745,000		68,075,000
<i>annualized debt service rounded</i>				4,200,000		4,650,000
<i>est. operational costs</i>				1,750,000		1,856,575
<i>subtotal annual costs</i>				5,950,000		6,506,575
Land (if we need to acquire)						
Subtotal if Aquatics and Land				71,885,000		78,215,000
<i>annualized debt service rounded</i>				4,900,000		5,325,000
<i>est. operational costs</i>				1,750,000		1,856,575
<i>subtotal annual costs</i>				6,650,000		7,181,575

2019 Bond Issue

	Bond Issue Options	Est. Annual Debt & Operations	Est. Property Tax Levy Impact	Est. Monthly Impact on Median Value Property
Community Center Construction	\$48,670,000	\$4,850,000	7.88%	\$6.71
Community Center Construction with Aquatics	\$61,745,000	\$5,950,000	9.67%	\$8.24

2021 Bond Issue

	Bond Issue Options	Est. Annual Debt & Operations	Est. Property Tax Levy Impact	Est. Monthly Impact on Median Value Property
Community Center Construction	\$53,660,000	\$5,241,350	7.45%	\$7.21
Community Center Construction with Aquatics	\$68,075,000	\$6,506,575	9.25%	\$8.95