

Galesburg Community Center (GCC) Public Discussion

January 31, 2023
The Vault

Host: Mayor Schwartzman
(contact by email for notes from event)

Tonight's Agenda

- Why are we here & How did we get here?
- What do we know?
- What suggestions/ideas do you have regarding the **operations** of GCC?

Caveats

- What you hear from me is one voice/perspective!
- If other Councilors are here, they cannot participate in the conversation.

Why are we here & How did we get here?

TIMELINE (abbreviated):

June 2013: City sold its Community Center for \$115K

2015: City passed Utility Tax → \$9.6 million bond issuance

March 2016: City hosted an event at The Armory (as it was considering a Community/Convention Center (\$2.6M-\$3.9M) (nixed by Mayor)

Sept. 2016: Carver Center (Boys & Girls Club) burns down

Summer 2021—City was told that District 205 was interested in giving Churchill Jr High to the City

Nov. 2021—City Council toured Churchill (public meeting) & voted on first Churchill study (by Farnsworth)

Why are we here & How did we get here?

TIMELINE (abbreviated) cont.:

April 2022: Two City Councilors host “Open House” at Churchill

Summer 2022: City takes over ownership of Churchill Jr High (performs environmental inspections); Council supports a multi-location study for GCC; Council visits Rock Island (Community Centers); City reaches out to local organizations for potential future partnerships

October 2022: City Council reviews Community Survey Results

Dec. 2022: City Council supports GCC be located at Churchill Jr High & approves of sales tax increment (portion of which will be used for GCC renovation)

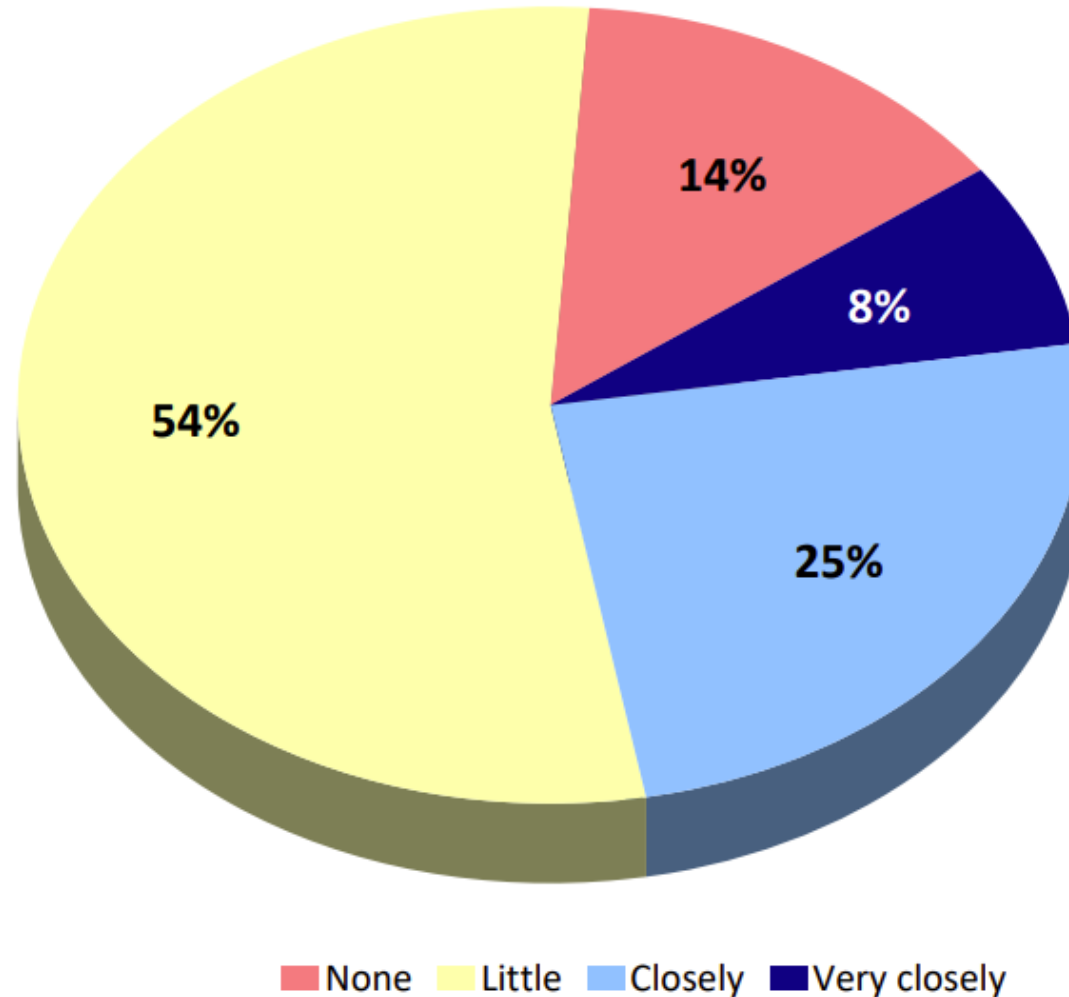
Jan. 2023: City Council directs City to start bond process (\$5.3M) for GCC renovation; City begins meeting 1-on-1 with local organizations

What do we know?

Q25. To what extent have you been following the City's effort to develop a Community Center in Galesburg?

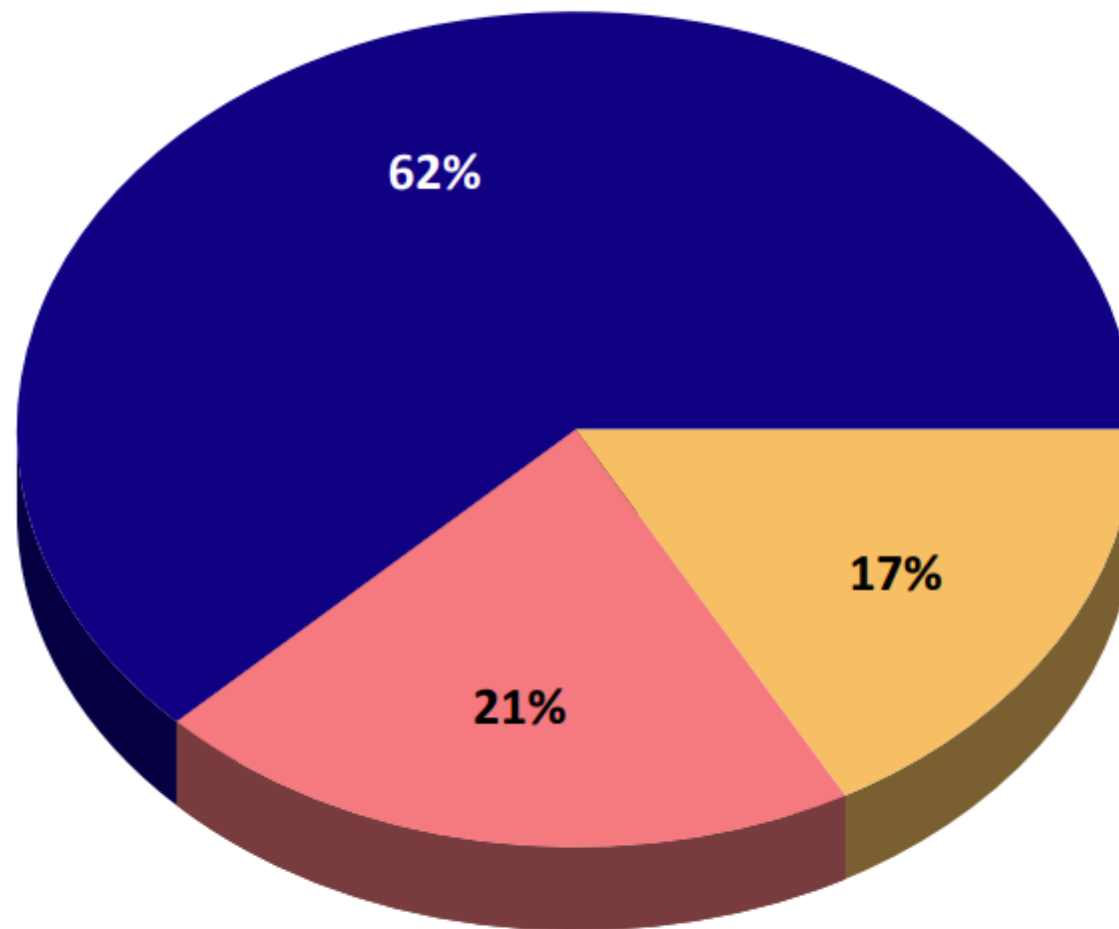
by percentage of respondents (excluding "not provided")

Community
Satisfaction
Survey
(2022)



Q23. Should the City build or renovate a building for the purposes of a community/activity center?

by percentage of respondents

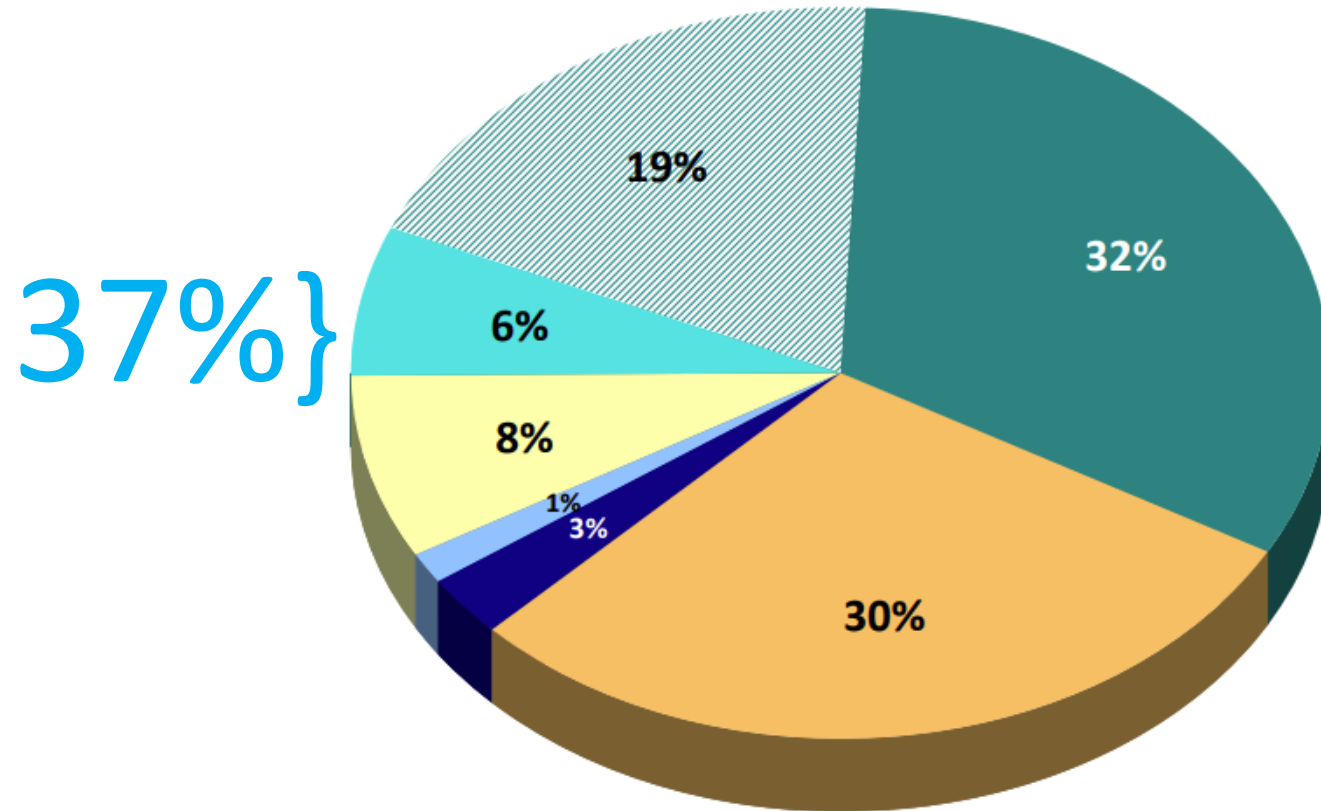


Community
Satisfaction
Survey
(2022)

■ Yes ■ No ■ Don't know

Q24. What is the maximum amount of funding the City of Galesburg should invest in this project?

by percentage of respondents



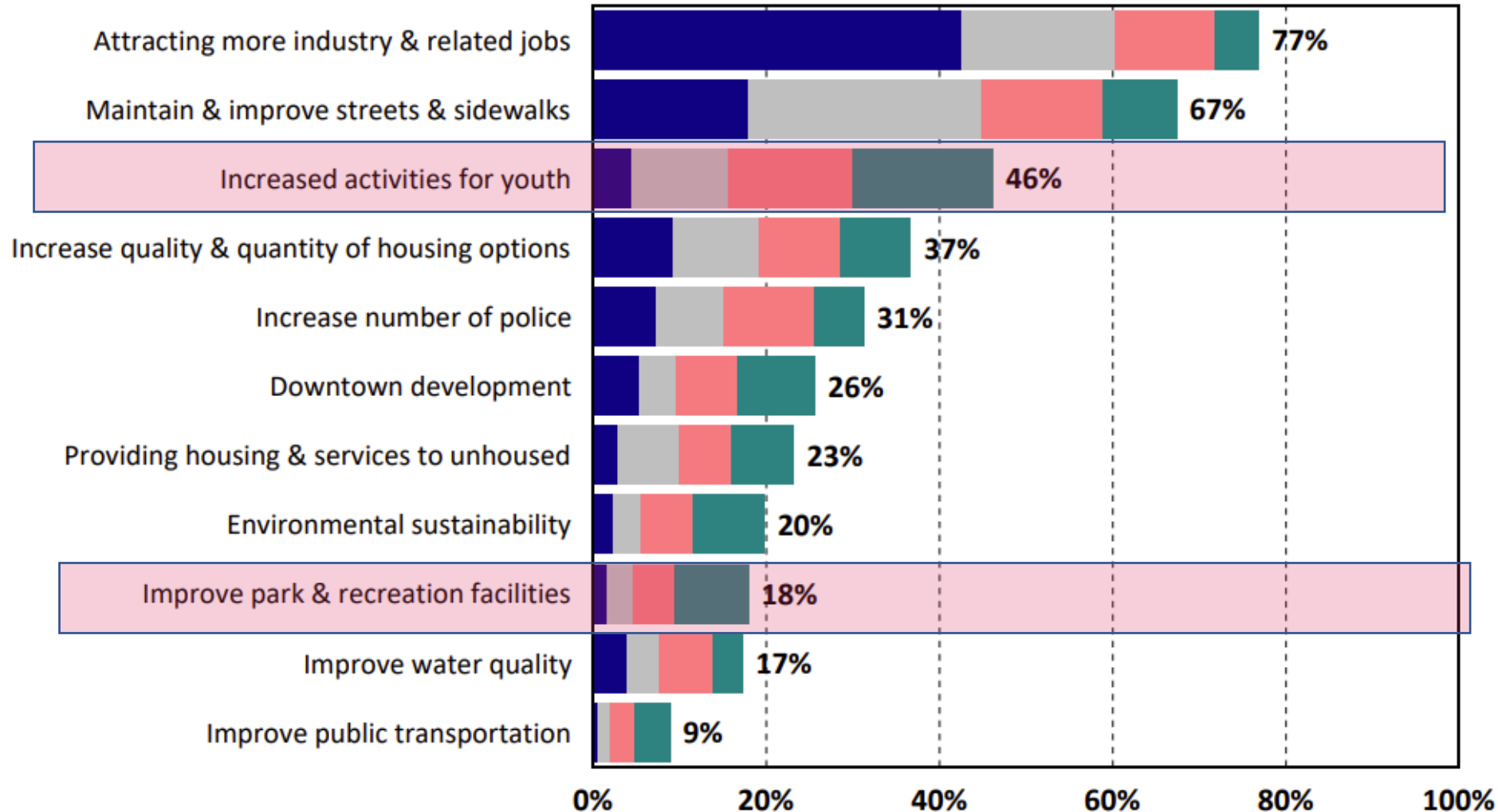
Community
Satisfaction
Survey
(2022)

Under \$2 million Up to \$5 million Up to \$8 million Up to \$10 million
Up to \$15 million Up to \$20 million Not provided

Community Satisfaction Survey (2022)

Q4. Items That Should Receive the Most Emphasis Over the Next Two Years

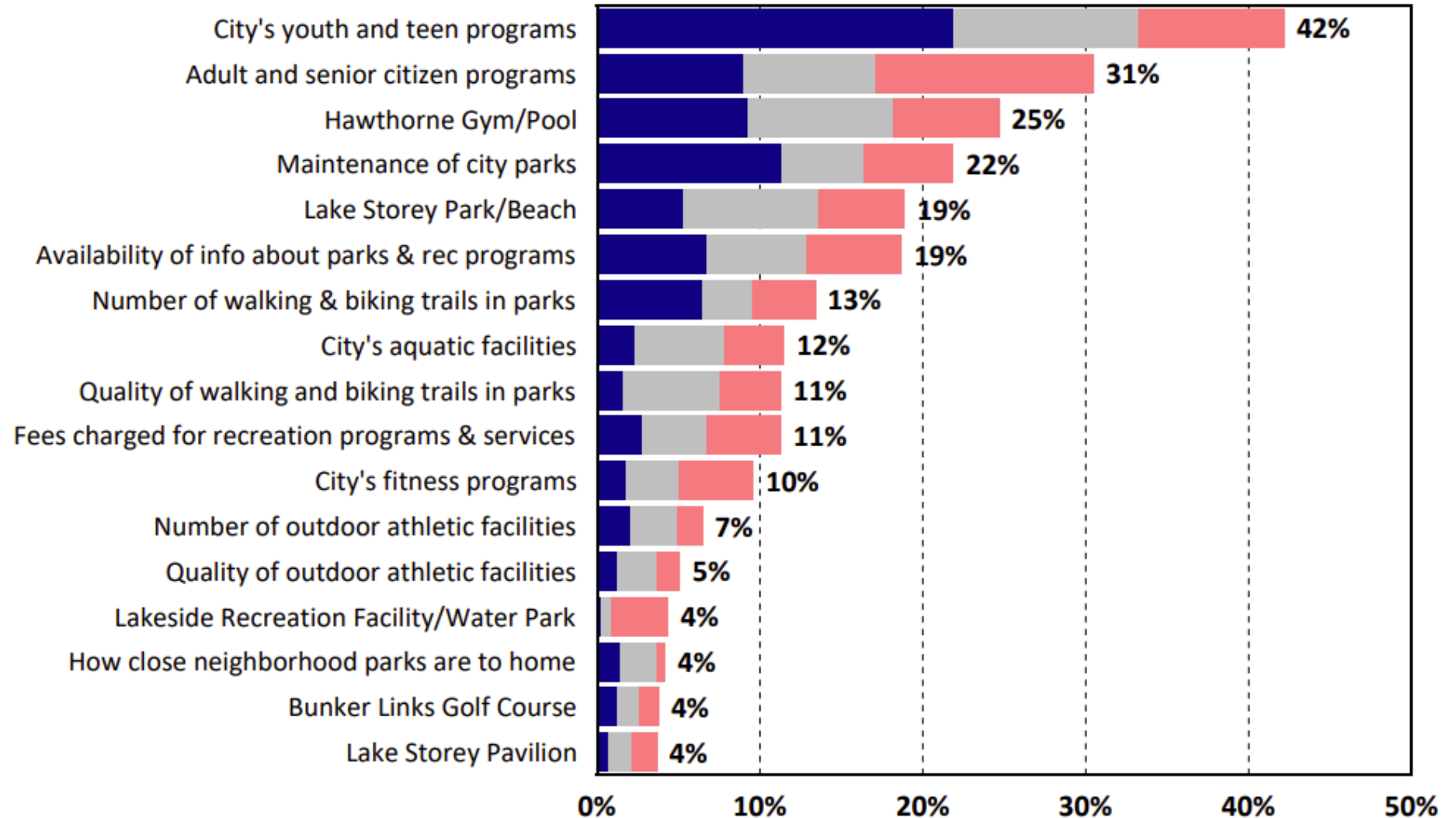
by percentage of respondents who selected the item as one of their top four choices



Q21. Parks and Recreation Services That Should Receive the Most Emphasis Over the Next Two Years

by percentage of respondents who selected the item as one of their top three choices

Community Satisfaction Survey (2022)



Five Options Evaluated (estimated cost renovation/build)

Location	Type of Construction	Total Estimated Costs
Gunther	New Construction	\$9,755,775
820 E. Fifth	New construction	\$9,386,875
Churchill	Renovation	\$7,352,500
Hawthorne	New construction for Comm Ctr, renovation of Gym	\$6,755,750
Library	Renovation	\$5,627,350



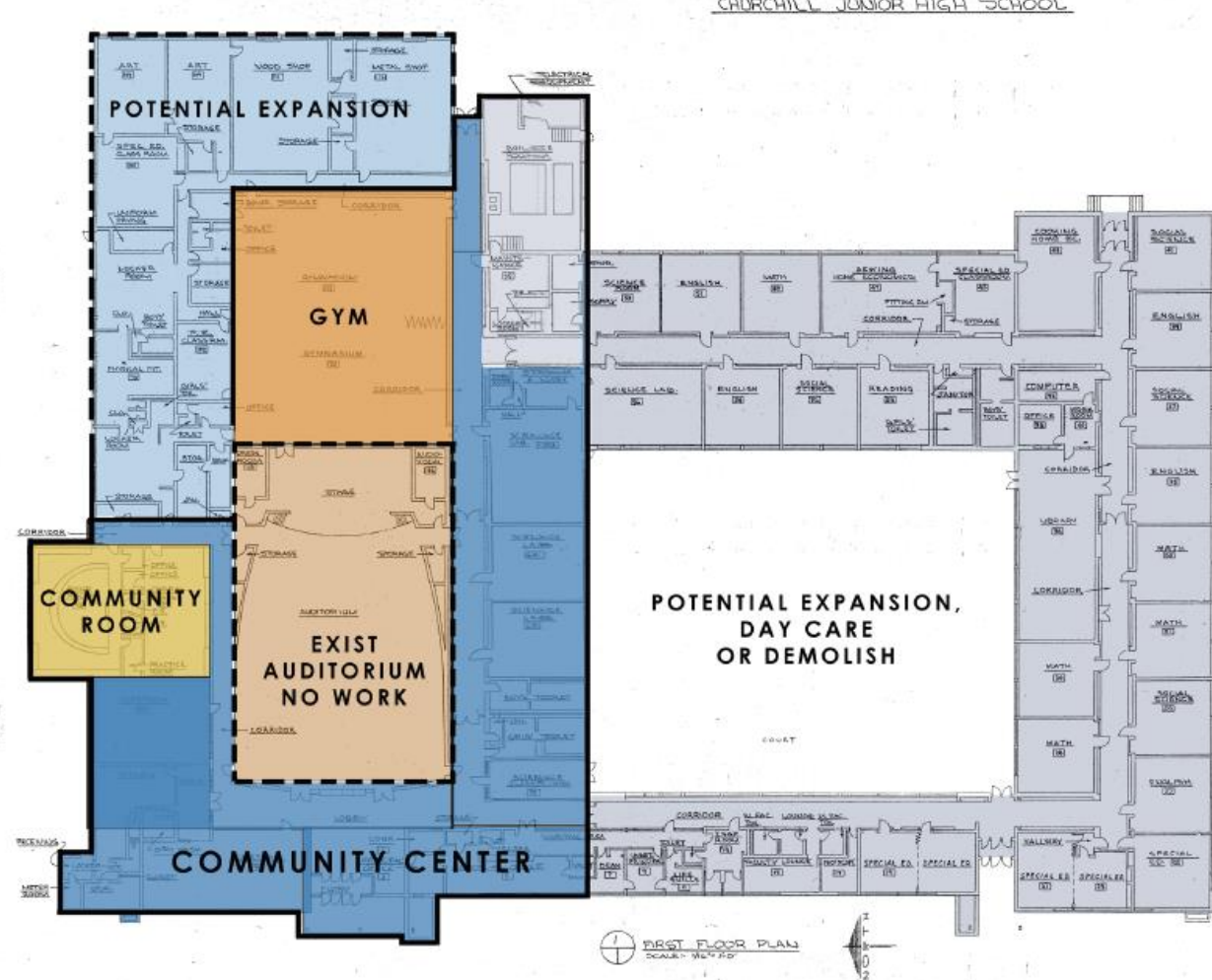
Churchill

Size:

Building: 87,000 sq. feet (+ 19,000 sq. foot courtyard)
size of current renovation: 21,000 sq. ft

Land: 10 acres of fields

Cost: Renovation: ~\$7.3 million



Churchill (estimated cost)

Renovation	\$2,050,000
Renovation allowance	\$650,000
Minor Parking Improvements	\$200,000
Building Code Required Updates (Incl. re-roofing)	\$3,000,000
Demolition	\$600,000
Architectural/Engineering	\$552,500
Fixtures, Furnishing, and Equipment	\$300,000
Total	\$7,352,500

Churchill's Safety concerns

Mold: No major issues (no black mold observed) (tested in 2022)

Radon: No issues (tested in 2022)

Asbestos: No major issues (\$60,000 in budget for abatement)
(reviewed in 2022)

Lead (paint): No major issues anticipated

Bugs/Vermin: No evidence (inspected 2022)

Operations of GCC

Activities envisioned in GCC

Primary:

1. Gym athletics
2. One-stop shop (information & **services**)
3. Classes (cooking, carpentry, technology, language, agriculture, etc.)
4. Community events (meetings, forums)
5. Rental spaces (weddings, birthdays, etc.)
6. E-gaming (competitions)
7. Recreation room (pool, ping pong, foosball; ladders & leagues)
8. Educational stations (mentoring/tutoring)

Secondary (if budget allows):

1. Child/Day care (run by external agency)
2. Community meals
3. Concerts/Performances (in auditorium)
4. Community gardens
5. Outdoor walking/exercise path
6. Indoor walking path
7. Rock climbing wall

Emphasis NOT to duplicate existing services

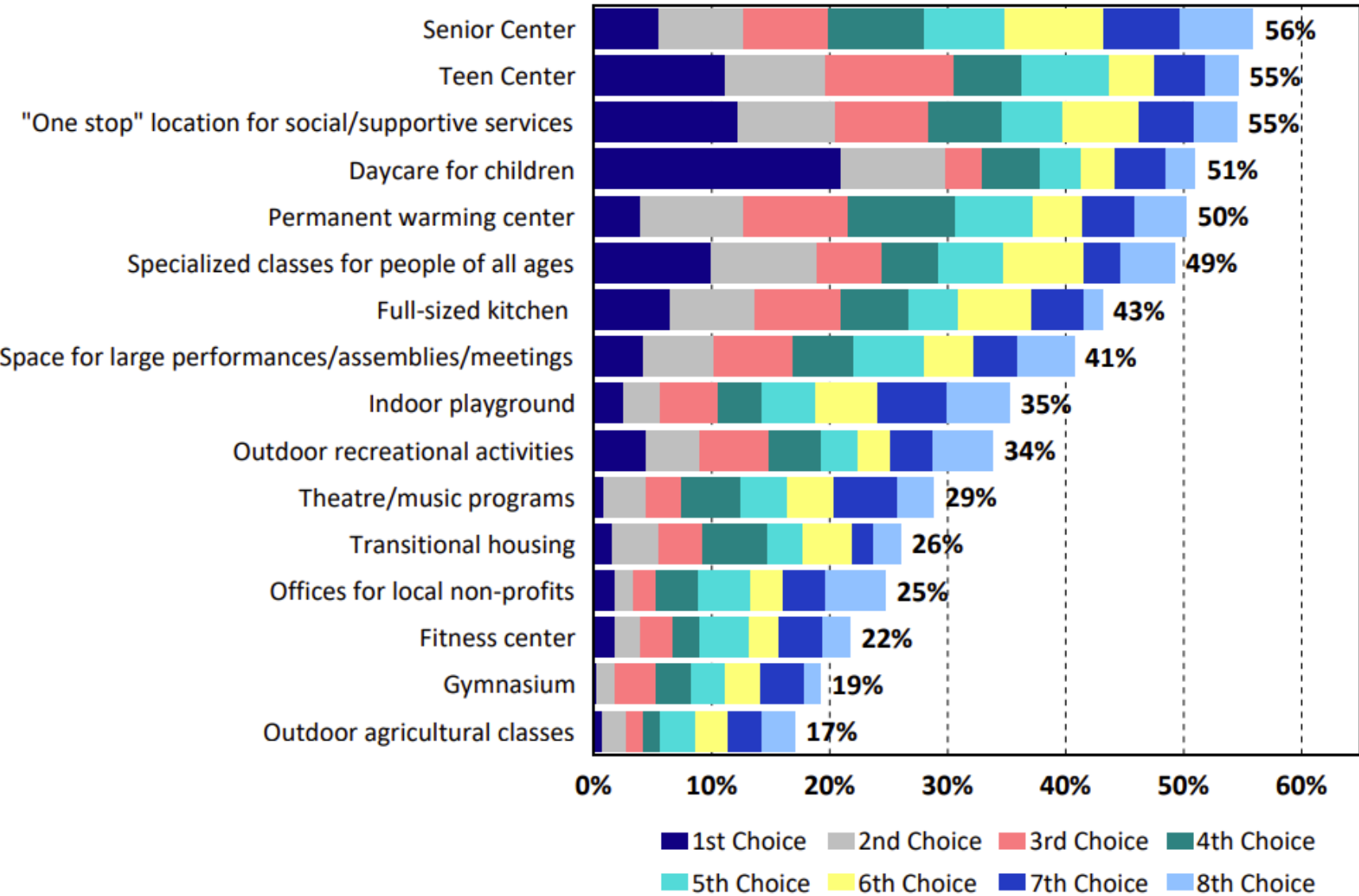
rather to

SERVE as gateway to other social amenities/programs

Community
Satisfaction
Survey
(2022)

Q26. Programs That Should Receive the Most Emphasis
at a Community/Activity Center

by percentage of respondents who selected the item as one of their top eight choices



Partnerships with local Organization/Agencies

- Summer 2022: Survey sent out (substantial interest evident)
- Jan. 2023: In-person meetings with over 20 local organizations
 - Finding: High level of interest (for programming & renting/leasing space)

Operational Budget (estimates)

- Cost: \$587,000 (Dec. 2022 est.)
 - Operating Hours:
 - Mon-Thur: 7 am-9 pm
 - Fri: 7 am-8 pm
 - Weekends: Saturday: 8 am-5 pm, Sunday: Noon-5 pm
- Revenues: \$50,000 - \$200,000
 - Membership & Program fees
 - Room rental charges
 - Partnering organizations/agencies: rent, utilities, etc.

Funding sources

For Renovation (\$7.3 M):

\$5.3 M -- bonded (awaits vote in March 2023)

\$1.0 M -- from general fund (unspent “ARPA” dollars)

\$1.0 M -- fundraising

For Operations (\$587,000/yr)

\$320 K -- “Logistic Parks” bond expires (Dec. 2023)

\$125 K -- revenues from users (individuals, groups & organizations)

\$142 K -- grants

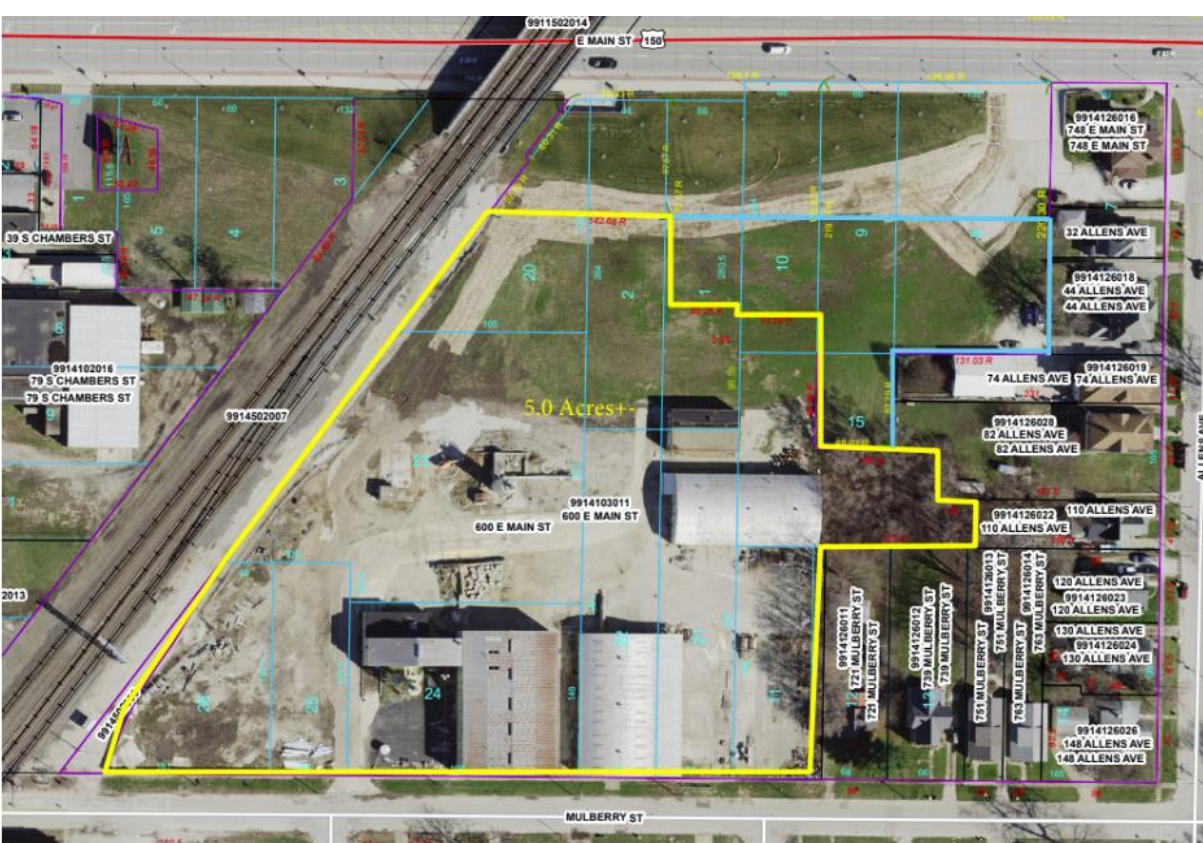
(Note: Operations will impact our general fund!)

Suggestions & Ideas

What are your dreams?

What do you want in the GCC?

What has been overlooked?



Gunther site

Size:

Building: **21,500 sq. ft**

Land: 4 acres of fields

Cost: Renovation: **~\$9.7 million (without fields)**
~\$12.3 million with fields