

COMMUNITY CENTER FINANCE COMMITTEE MEETING MINUTES

**JUNE 24, 2025
6:00pm – 7:00pm**

Member Attendance: Mike Farnsworth, Jamie Hannon, Gary James, Anthony Wilson

Others in Attendance: Charles Boso, Jack Castle, Cindi Fitzpatrick, Christine Manns, Jim Russell (Pizzuti)

Agenda Item A: Recap of Previous Meetings

1. May 13

- a. Mike Turner reviewed the financial state of the City of Grove City and provided some initial information on financial tools that might be available to fund a new Community Center and its operations (general obligation bonds, Pinnacle TIF, income tax, property tax).
- b. Pizzuti offered additional tools (partnership rent, naming rights, private fundraising, foundation)

2. May 27

- a. Reviewed the initial cost projections of the Community Center including all program elements from the results of the PROS Consulting Survey plus some additions following feedback from the Site Selection Committee
 - 1. Base Program
 - a. Sq Ft = 188,500
 - b. Acres = 15.4
 - c. Cost \$93.9mm - \$102.2mm
 - 2. Tournament Site
 - a. Acres = 31
 - b. Cost \$17mm - \$18.7mm
 - 3. Total Acres = 46.4
 - 4. Total Cost \$110.9mm - \$120.9mm
- b. Discussed Capital Cost vs. Operational Costs
 - 1. Capital Cost – not recoverable
 - 2. Operational Cost – set a recovery goal and use a cost recovery strategy, looked at cost structures of Upper Arlington, Dublin & Columbus
- c. Discussed Cost Recovery
 - 1. Goal starting at 65% the first year and changing to 75% after one or two years
 - 2. Utilize the Pyramid Model currently used by Grove City Parks and Recreation
 - 3. Remaining operation costs estimate of \$2mm would need to be subsidized

3. June 10

- a. Took a harder look at funding options and implications of their use
- b. Discussed best options for Capital Cost
 - 1. Focused on the Pinnacle TIF as being a solid option and a commendation to the city for having had the foresight for that to even be an option
- c. Discussed best options for Operating Cost
 - 1. Focused on private contributions, income tax, set targets for private fund raising, and understanding the potential for partner space in the program
 - 2. Partnerships

- a. Include the space in the Base Program
- b. Put RFQ out as soon as possible, can affect design
- c. Keep partnership compatibility and parking implications in mind
- d. Reviewed the design and construction timeline and their effect on cost
 1. Waiting until Nov 2026 to start design could escalate cost by \$3mm

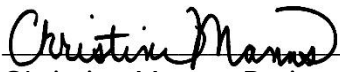
Agenda Item B: Open Questions and Discussions

1. Question: Regarding a prior mention of UA selling bricks as a fundraiser, what was the end result?
Answer: UA Project overall - \$5 (maybe 500 bricks) per brick, private donations, \$2mm gift from the Crane family, end amount was \$8mm
2. Question: What is the status of the Site Selection Committee
Answer: The committee has narrowed it down to 6-8 sites from 18, will narrow it down to the top 1 – 3 sites at their final meeting in less than 2 weeks

Agenda Item C: Next Steps

1. Pizzuti will send out a draft recommendation summary to the committee within the next week.

The next meeting will be Tuesday, July 8 @ 6:00pm.



Christine Manns, Project Coordinator
Grove City Parks & Recreation Dept.
Acting Secretary



Jack Castle, Director
Grove City Parks & Recreation Dept.
Meeting Chair