

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

February 17, 2026

Special Meeting

The Special meeting of Council was called to order by President Berry at 5:30 p.m. in City Hall, 4035 Broadway.

Roll was called and the following members were present:

Melissa Anderson George Holinga Ted Berry Randy Holt Alan Sturm Jodi Burroughs

1. Mr. Berry moved to excuse Mr. Omar; seconded by Ms. Anderson.

Ms. Anderson	Yes
Mr. Holinga	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Mr. Sturm	Yes
Ms. Burroughs	Yes

2. Mr. Berry turned the meeting over to Ms. Anderson, Chair of Parks.

Ms. Anderson introduced the Park Board members present and shared the work that this Board has been doing for the Community Center project. She said there have been years of effort, numerous community meetings, and two consultants hired to assist with this effort, which included surveys and resident input. She explained that Council approved a Resolution to move forward with a multi-generational community center. A Finance Committee and a Site Selection Committee were formed, and one of the recommendations from the Finance Committee has been completed – that being the extension of the Pinnacle TIF. She said Pizutti led the Site Selection Committee through a process to review potential sites and narrow them down to those that will be shared this evening.

Ms. Cindi Fitzpatrick, Asst. City Admin., shared the attached update with Council. The original list of potential sites has been narrowed down to five (5) and Fryer Park, with certain conditions. She shared that the Community Center is proposed to be 188,533 sq. ft. with a minimum site of 15.4 acres. Three (3) of these sites are large enough to accommodate a tournament facility. It is recommended that, as soon as practical, the City should advance acquisition for the selected site. She said this presentation focuses solely on the Community Center building. She went through the details of each site. Mr. Smith indicated that the owner of the Hirth property has no interest in selling at this time and the property owners of the Hoover/SR665 site are not interested in selling.

Ms. Anderson noted that Fryer Park was not a top contender, but Pizutti asked the Committee to consider it under certain conditions. Based on the condition that the Community Center would be a city-owned and operated center, the ranking changed. Ms. Fitzpatrick noted that this site has existing facilities and fields that will not go away.

Mr. Sturm stated that he originally thought the Community Center was an all-or-nothing proposition with the YMCA, but has since learned that this is not the case. He asked how it was decided that this must be a city-owned and operated center. Ms. Anderson referenced the surveys and the work conducted by the consultants. She said it was felt that it was time to learn whether a

large city-owned-and-operated model could come to fruition.

Ms. Burroughs commented that the community deserves another community center, as we continue to grow. She said that no matter what happens with the community center, an income tax increase is needed to fund all city services.

Mr. Sturm asked if we had a comparison against a Partnership Model. Ms. Anderson said no. We are at the point of selecting a site and the TIF was extended on the precipice of a city-owned and operated center.

Mr. Holt commented that what interests him is having kids and seniors together. He said he wants this to be a Grove City experience, with the City owning it and running it. Ms. Anderson agreed. She said if there are issues at the center, there would be one owner to solve them.

Mr. Sam Clark, Chair of the Park Board, spoke on behalf of the Board. He said they hear from residents that they want a city-owned and operated center. He said it is about accountability.

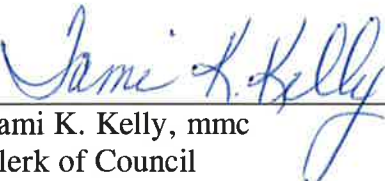
Mr. Omar asked if Brookpark was explored. Ms. Anderson said yes, but it needs more acreage and did not make the top five (5). It could be used as a temporary location.

Mayor Stage said he believes a top down exercise needs completed in order to see what the City can afford. Mr. Boso, City Admin., explained that extending the Pinnacle TIF could provide \$175 million over its new life. This will not be enough to finance a Community Center as proposed. He said the TIF revenue would fall eight (8) years short of paying the debt service. He said we must decide on what we can afford and manage expectations.


Mr. Berry said there are properties that cannot be considered and asked whether Pinnacle Park should be the site targeted first. Ms. Burroughs, Mr. Sturm, and Mr. Holt agreed. Mr. Omar said he isn't opposed to it, but since two are not available, they should replace them with two more to consider. Mr. Holinga said it looks like Fryer Park is the best location, with the most property available. Ms. Anderson said she is interested in the Murfin Field conversations, but agrees that Pinnacle Park makes the most sense. She said she wants to have clear next steps in order to engage Pizutti and move forward. Mr. Boso said the Administration needs to know what site is selected and then they can go into design. Mr. Omar asked when the public will be engaged on site selection. Ms. Anderson said they have been engaging the public all along.

5. There being no further questions or comments, a motion to adjourn was approved by unanimous consent.

Adjourned at 6:31 p.m.



Tami K. Kelly, mmc
Clerk of Council



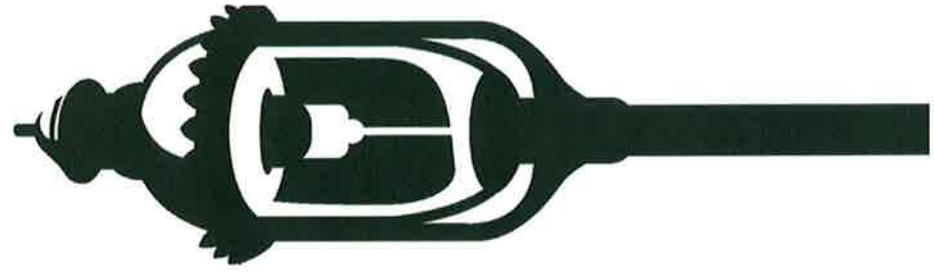
Ted A. Berry
President of Council



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Special Meeting of Council – Community Center

02/17/2026

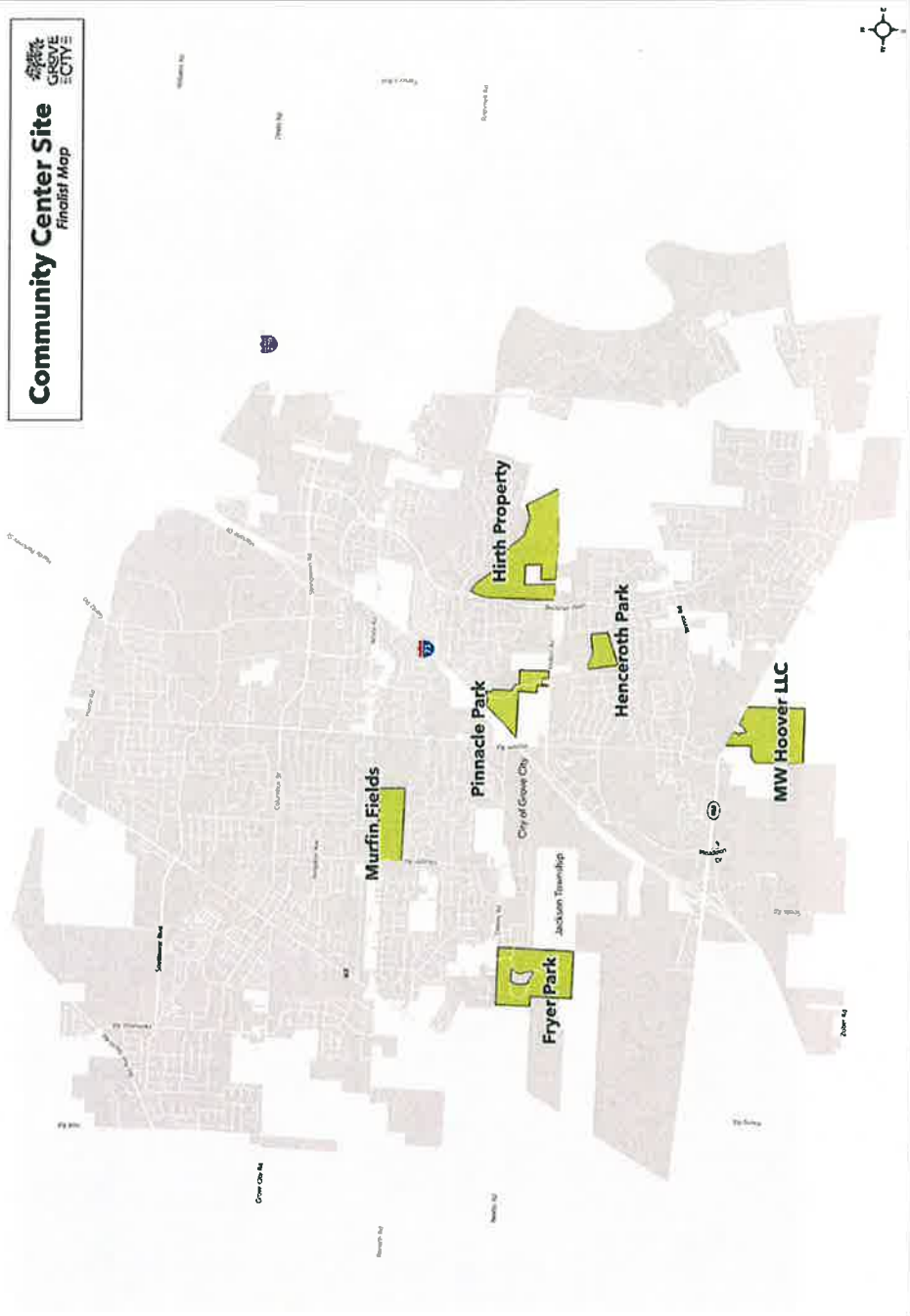


AGENDA

- 01 Site Selection Committee Recommendations
- 02 Finalist Site Updates
- 03 City Council Feedback
- 04 Next Steps

Community Center Site Selection

Community Center Site
Finalist Map

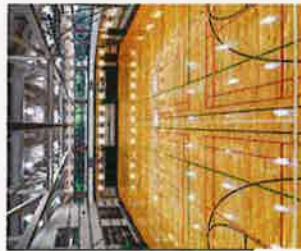




SITE SELECTION COMMITTEE RECOMMENDATIONS

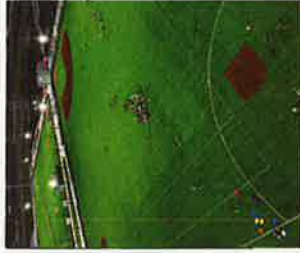


SITE SELECTION SUMMARY OF RECOMMENDATIONS



Facility

The updated facility program for the Community Center is proposed at **188,533 square feet with a minimum site area of 15.4 acres**. Introducing a 3rd party user would require expansion of an additional 20,000-50,000 square feet



Tournament Facility

Three of the sites (Hirth Property, MW Hoover LLC, and Murfin Fields) are large enough to **accommodate the tournament facility**, should the City decide to purchase additional acreage

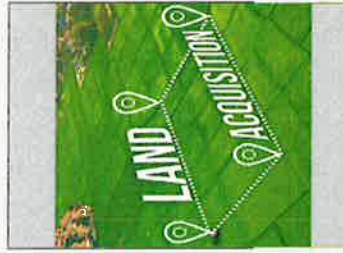


Sites

The following six sites are determined to be suitable for the Community Center

- Hirth Property
- MW Hoover LLC
- Murfin Fields
- Pinnacle Park
- Henceroth Park
- Fryer Park*

*If conditions outlined are met



Acquisition

As soon as practical, the City should advance acquisition, (current budget includes \$5MM for acquisition

The Committee acknowledges that if none of the finalist sites can meet the financial and timing requirements of the project, **other reviewed sites may be added to the list for further consideration**

FINALIST SITE UPDATES



HIRTH PROPERTY 1636 HOLTON RD



HIRTH PROPERTY

NOT AVAILABLE



Utilities

- A 12" water main is available along Buckeye Parkway
- A 12" sanitary sewer is available at adequate depth to serve the site along Buckeye Parkway



Site Access

- Site access would be off Buckeye Parkway
- A signalized intersection aligned with one of the residential streets on the west side would be warranted. **\$500,000**
- Bike/Ped facilities exist to the site



Acquisition

- 15.4 acres – Community Center only approximately **\$5,000,000**
- 31 acres – Tournament site approximately **\$9,500,000**



Total Investment

- Utilities – NA
- Site Access \$500,000
- Acquisition \$5,000,000
- **Total \$5,500,000 Community Center only**
- Total \$15,000,000 Community Center & Tournament Site

MW HOOVER LLC HOOVER & LONDON- GROVEPORT RD



MW HOOVER LLC

NOT AVAILABLE



Utilities

- A 20" water main is available along London-Groveport Road
- Existing sanitary sewer at the Landings of Quail Creek is too shallow
- Harris Property development will extend an 18" sanitary sewer to London-Groveport Rd **\$350,000**



Site Access

- Site access could be off London-Groveport Rd or Hoover Rd
- Proximity to the proposed traffic signal at Hawthorne Parkway makes access off London-Groveport Road challenging
- Alternatively, widening of Hoover Rd and a traffic signal could provide access **\$6MM-\$8MM**
- Bike/Ped facilities would need to be extended to the site



Acquisition

- 15.4 acres – Community Center only approximately **\$5,000,000**
- 31 acres – Tournament site approximately **\$9,500,000**



Total Investment

- Utilities – \$350,000
- Site Access \$6MM-\$8MM
- Acquisition \$5,000,000
- **Total \$11.35MM-\$13.35MM Community Center only**
- Total \$20.85MM-\$22.85MM Community Center & Tournament Site

MURFIN FIELDS 4570 HAUGN RD



MURFIN FIELDS



Utilities

- A 12" water main is available along Haughn Road
 - Existing sanitary sewer in the surrounding residential areas are too shallow
 - Would require modifying the Annabelle Lift station
- \$500,000**



Site Access

- Site access would be off Haughn Road
 - A signalized intersection would be warranted.
- \$500,000**
- Bike/Ped facilities exist to the site



Acquisition

- Cost of potential land acquisition is unknown as potential site options are being evaluated by the City and GCKA
- This site could accommodate the tournament facility



Total Investment

- Utilities – \$500,000
- Site Access \$500,000
- Acquisition TBD
- **Total TBD Community Center only**
- Total TBD Community Center & Tournament Site

PINNACLE PARK PINNACLE PARK DR & HOLTON RD



PINNACLE PARK



Utilities

- A 12" water main is available along Holton Road
- Existing 8" sanitary sewer at Holton & Meadow Grove Drive could service the Community Center if located east of Pinnacle Park Drive
- Siting the Community Center west of Pinnacle Park Drive would require a new lift station **\$700,000**



Site Access

- Site access would be off Holton Road
- Access is already controlled by a signalized intersection
- Bike/Ped facilities exist to the site



Acquisition

- City owned property; no acquisition required
- This site cannot accommodate the Tournament Facility



Total Investment

- Utilities – \$0-\$700,000
- Site Access NA
- Acquisition NA
- Total **\$0-\$700,000 Community Center only**

HENCEROTH PARK 2075 MALLOW LN



HENCEROTH PARK



Utilities

- An 8" water main is available along Mallow Lane
- Existing 8" sanitary sewer is available at the terminus of Blue Star Drive south of the site



Site Access

- Site access would be off Mallow Lane, cutting through a predominantly residential neighborhood
- A signalized intersection would not be warranted
- Bike/Ped facilities exist to the site
- Adjacent to Jackson Middle School



Acquisition

- City owned property
- Cannot accommodate the Tournament Facility



Total Investment

- Utilities NA
- Site Access NA
- Acquisition NA
- Total \$0 Community Center only

FRYER PARK 3899 ORDERS RD



FRYER PARK



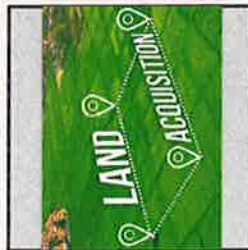
Utilities

- A 16" water main is available along Discovery Drive and a 6" water main extends along Discovery Drive Loop
- Existing 8" sanitary sewer is in the park



Site Access

- Site access would be off Orders Road
- Access is already controlled by a signalized intersection
- Bike/Ped facilities exist to the site



Acquisition

- City owned property
- Grove City YMCA currently occupies 6.68 acres
- Cannot accommodate the Tournament Facility



Total Investment

- Utilities – NA
- Site Access NA
- Acquisition TBD
- Total TBD Community Center only



CITY COUNCIL FEEDBACK



NEXT STEPS

NEXT STEPS



Finalize Site Selection

- Complete due diligence for selected site
- Refine programmatic to fit the specific site and the budget



Publish an RFP for a 3rd Party User

- Gauge interest
- Define space needs
- Define revenue generation



Launch Education Campaign

- Define income tax increase impacts
- Develop a strategy for communicating with the public on multiple platforms



RFP for Design of Community Center

- Define design scope
- Solicit RFP's
- Evaluate submissions and select a design team

THANK YOU!

