

**Community Building Development Team
Minutes**

Date: Tuesday, November 19, 2013

Location: Solon Center Wesleyan Church

VISION STATEMENT

The Community Building Development Team exists to construct a building and space where the many clubs, governmental entities, educational organizations, community organizations and residents of the greater Cedar Springs community can gather for cultural, educational, recreational, commercial and family/community events. Because this vision enhances the mission and goals of these many entities, we hope to collaborate with them to design, raise the funds and construct this space. It is our goal, as reflected in the vision statements of many other community entities, that the space will retain our small-town character, incorporate natural features, link neighborhoods, enhance characteristics that already define our community and make it easy for families, youth, senior citizens, organizations and all community members to gather, celebrate and serve each other.

Attendees:

Tom Mabie	Bob Truesdale	Betty Truesdale	Kurt Mabie	Carolee Cole
Donna Clark	Amanda Gerhardt	Deb McIntyre	Duane McIntyre	Shannon Cooper
Dave Cairy	Keith Hall	Becky Powell	Shawn Kiphart	

The meeting was called to order at 5:40 pm by Kurt Mabie.

1. Shannon Hall and Amanda Gerhardt shared information from two needs assessments that were done several years ago, one by Parks and Recreation and the other by the United Way.
 - The Parks and Rec needs assessment was done on the premise of building a YMCA type facility that would be mainly focused on fitness. A significant outcome of that assessment was that most people in our community at that time were willing to pay \$20 or less per month for a facility in which to exercise.
 - The United Way assessment was called the Cedar Springs Neighborhood Needs Assessment. Outcomes of this needs assessment were as follows: Cedar Springs needs:
 - Access to health care. (Metro Health came in after the needs assessment.)
 - Access to mental health. There is still a lack of resources for mental health care.
 - Access to affordable transportation.
 - A place for youth to go after school and during the summer. En Gedi is helping to meet this need.
 - The top 10 service needs were identified as the following:
 - Community pool
 - Sec of State
 - Exercise opportunities The school provides much more open gym time through Parks and Rec than they did at the time these needs assessments were made.
 - Library
 - Activities and programs for children
 - After hours medical care
 - Activities programs for teens,
 - Activities programs adults
 - Computer and internet accessibility
 - Crisis center.
 - More community education classes
 - Legal advice
 - Opportunities for Seniors.
 - Parks and Rec is taking care of some of these needs at this time.
 - We have Curves, Max Fitness now to meet exercise needs.
 - 75% of the people polled supported a community center.

- Kurt Mabie reminded us to keep our eyes on the commons goals/visions/Five year plans/etc. that are shared by so many Cedar Springs community organizations.
 - Overall Shannon does not believe we need to redo our needs assessments in terms of what we want to accomplish. But we may need to review things in terms of costs and sustainability.
 - Amanda reminded us that our demographics may have changed: In 2000 we had 25,000 people in the City of Cedar Springs and the surrounding community. In 2006 that had climbed to 29,000. We do not have information on how that has affected our demographics. Is there an older population? More kids?
 - Kurt encouraged us to think about how we can marry the public schools, parks and rec, and other community organizations into an entity that may not exist in any other locale.
2. Betty Truesdale met with Thad and Kurt to get a fund set up so we can start accepting donations.
 - It is clear we need to set up a 501c3.
 - Betty's lawyer and accountant are going to help get it set up.
 - It will then go through the City Attorney and we can get a tax exempt number very soon.
 - We are drafting a contract to protect our financial interests.
 - It was moved by Donna and seconded by Becky to give Betty and Kurt authority to make all necessary decisions to get this account up and running. It will be named the Cedar Springs Area Building Community Project Fund.
 3. Duane McIntyre gave insight regarding how to go about meeting laws and codes related to flood plains, and other DNR, DEQ, and other governmental requirements and limitations in these types of projects.
 - It is likely we will need to stay 100 feet from the creek
 - Fill could be an issue,
 - Disturbing land in stages is often a better way to move forward as there are fewer limitations on smaller projects.
 - Trout Unlimited might be interested in getting involved to provide a trout habitat.
 4. Duane also reported on the development of the Library Building Plans.
 - He is currently drawing up a 10,000 square foot plan.
 - Cost is ball parked at \$125 per square feet or 1.25 million.
 - The current drawings allow for a bit over 7000 square feet for the library and a bit under 3000 for the community building section.
 - The building is 80 x 124 without any sidewalks, porches, etc. This is a very large building.
 - He is including
 - 2 entrances.
 - Two rooms that can be divided.
 - Fireplace
 - Kitchen access from both sides.
 - Drive up library book drop off.
 - Bathroom facilities to serve both library and community sections.
 - Drop off area for deliveries, books or catering.
 - He is playing around with the train depot concept.
 - The next meeting of the library building committee is Tuesday, November 26 at 7:00 p.m.
 - Duane stated that the bigger the building the more complicated things can get. Sometimes it is better to build two separate buildings that meet different needs near one another rather than trying to combine them into one. He suggested that a community complex might be a better way to go.
 - Important to take into consideration a masterplan for trails along creek, connecting different parts of the city, etc. The DEQ will say where many things go and we won't have much say.
 - Important to design structures so they create a visual and physical connection to the downtown area so they don't block the creek and white pine trail from easy visual and physical access to downtown areas.
 - Duane stated the site would be a challenge for building a pool due to the level of the water table.

- There is not a site plan at this point only a floor plan. It will be necessary to have a site plan in place before the library can start to apply for grants etc.
5. Review of presentations to community groups.
 - Doing groups inside the City of Cedar Springs first then outlying communities in December.
 - People are coming up with a lot of questions that we don't have answers to. Kurt is encouraging people to walk with the committee through this time rather than waiting for the committee to find answers and possibly miss the needs their group might represent. Don't buy in; Invest in! Be here with the committee throughout the planning part of the process so you can help shape what will work for your organization.
 - Presentations are going better and better. They have been extremely positive. There is a lot of common ground. People are excited, willing to help, willing to raise money. Businesses have already offered money because they are catching the vision.
 6. Still working on fire barn stuff.
 7. DDA foot traffic – tabled.
 8. Agenda Building for next month:
 - Clarify what resources we already have in place from past efforts
 - Continue to clarify what the facility look like.
 - Move closer to defining the foot print.
 - Identify other organizations that could be invited into the community to provide services identified in needs assessments and use buildings currently standing empty. i.e. urgent care facility, mental health support, etc.
 - Begin process of fund raising
 - Consider what to do with flowing well
 - Get input from the DDA
 - Get input from the Planning Commission
 - Evaluate needs assessments that currently exist. Clarify whether we need to solicit a new needs assessment from the ground up or whether we can do a modified assessment and use some portion of what we already know from past assessments. Identify how much either might cost. Consider information from the En Gedi report.

The meeting adjourned at 6:45pm.

Next meeting: Tuesday, December 17, 2013, 5:30 – 7:30 pm at Solon Wesleyan Church.

Please contact Carolee Cole at caroleecole@gmail.com if you cannot make it.

Respectfully submitted
Carolee Cole
Secretary