

Jim Nordin: Good Evening. Thank you all for coming to this third community center town hall meeting. Special thanks to RioVision for allowing us to piggy-back on their regular information forum.

Let me begin by introducing our Board Members. We are very proud that nearly every service organization in Rio Vista is represented on our Board. Our Vice President is Parmeswar Kumar – the President of the Rio Vista Community Foundation. Our Treasurer is Derek Jones – representing the Rotary Club. Our Secretary is Linda Orrante – an at-large community member. Adriana Bejarano is Executive Director of Rio Vista CARE. Christy Ricketts is a Board Member of the Rio Vista Food Pantry. Don Beno is Superintendent of the River Delta Unified School District. Virginia Albertson represents the Women’s Improvement Club. Mark Flowers is the Rio Vista Librarian and represents the Solano County Library. Stan and Medori Simi represent the Lions. David Hampton represents the Citizens for Seniors, AKA Senior Center. And we are very pleased that since March the City Council has named two members to our Board; Mayor Norman Richardson and Council Member Hope Cohn. Hope represents Soroptimists, and Little League. Brent Cohn represents Rio Vista Youth Services. We also want to recognize Tom Surh who has been a very active participant as the liaison from RioVision. My name is Jim Nordin and I am extraordinarily honored to be President of the Rio Vista Community Center Board.

I would also like to recognize other dignitaries who have helped us. All of these folks have been very supportive of our efforts and we thank them mightily. Skip Thomson, our representative to the Solano County Board of Supervisors; Jim Frazier, our Assembly representative; Ron Kott, Vice Mayor of the Rio Vista City Council; Constance Boulware, Council Member; Don Roos, Council Member; and Rob Hickey, City Manager. City staff have also worked with us and have been very helpful. Thank you.

Tonight, we want to BRIEFLY go over what has been accomplished to date;

provide our assessment of what your comments and responses to the surveys we have conducted mean in terms of what would be required of a community center to meet those responses;

and finally to say where we might go from here, pending your questions and responses to tonight’s session.

Let me turn this over to Christy Ricketts, one of our Founding Members, to go over what has been accomplished to date.

#### Past

- ✓ River Delta Collaborative formed 2010-2011; Rio Vista Community Services (now Food Pantry), Rio Vista CARE, River Delta Unified School District.
- ✓ Additional members added (community members, Community Foundation, Bank of RV, two members from City Council, etc.)
- ✓ After RUDAT, moved to idea of community center.

- ✓ Tipping point reached – if we were really going to be a community center and possibly own or operate a community center, we had to be a “real” organization – a non-profit corporation.
- ✓ Called a time-out to explore and then form a nonprofit corporation.
- ✓ Rio Vista Community Center incorporated. Board representatives: Rotary, Lions, Soroptimists, Youth Services, Women’s Improvement Club, Rio Vista Foundation, CARE, Food Pantry, RDUSD, etc.
- ✓ Held two community Forums, conducted surveys at schools and via water bills. About ¼ of all residents replied to water bill survey (over 750 responses).
- ✓ Data available on services desired. Data converted into square footage requirements.
- ✓ Visited three community centers (Suisun, Woodland, Pleasant Hill).
- ✓ On March 24, 2017, a major milestone was reached when the City Council agreed to name two members to our Board. Hope Cohn (already a member representing Soroptimists) and Mayor Norman Richardson are now official board members of Rio Vista Community Center!
- ✓ On May 2, 2017 the City Council unanimously endorsed an area at the corner of Church Road and Airport Road as the future site for a “municipal complex.”
- ✓ During entire process, we have worked informally with the city manager.

Now I’d like to turn this over to one of our newer Board Members, Mark Flowers, to tell what all this effort means in terms of what a community center would include, how large it would be, etc.

#### Present

- ❖ 29 services were identified on the surveys. Several of those services pertained to outdoor space, which we are not considering in our scope.
- ❖ Those 29 services were combined into six main activities/functions: exercise/fitness; coffee bar/lounge; various meeting and function rooms; space for medical services; a performing arts/movie theater; kitchen.
- ❖ Based on the input that we have received the size of the community center would be around 25,000 square feet. This is based on turning those desired services into square foot requirements. However, if we include everything that everyone asked for, the facility would be over 40,000 square feet.

This last point is a good segue into discussing where we should or might go from here. I’d like to turn it over to our money man, Board Treasurer Derek Jones, for this part of the discussion.

#### Future

- Questions have been raised as to whether space will be available for medical services, a gymnasium/basketball court, a fitness center and a performing arts/movie theater. These were all requested in the responses we received and we will work with both community and city input to help finalize our decisions. Two significant parts of answering these

questions are a) whether we build a center to meet current needs or do we allow for future needs, particularly those related to population growth over the next 5-20 years, and b) what costs will be involved over and above the general construction cost. For example, what would be the cost of seating, lighting, sound equipment, stage equipment for a fully equipped arts/movie theater.

- The approximate cost of building is in the range of \$200 to \$250 per sq. ft. This is the building cost only and does not include furnishings and specialized equipment. Thus a 25,000 sq. ft. building would range from \$5 million to \$6 ¼ million. A 30,000 structure would range from \$6 million to \$7 ½ million. Affordability is of paramount importance and will need to be fully investigated before moving ahead with finalizing a construction plan.
- Once we have determined the size of the community center, what will need to be included as part of the structure, and how the building will fit with the space provided (this will involve preparing conceptual plans) we will need to have a complete set of architectural drawings completed. These will then be used to obtain construction bids. None of this will take place until we have a firm idea as to 1) the availability of construction funds and 2) a realistic expectation as to how ongoing operating costs will be financed.
- Obtaining construction costs will involve donations from individuals and businesses, grants from government (e.g. Community Development Block Grants) and foundations, in-kind donations – land, materials, services – City impact fees and redevelopment funds.
- Obtaining operating funds will include individual and business donations, rental fees, user fees, in-kind services (e.g. volunteers). Grants (e.g. CDBG funds) and City funds from Parks and Recreation.
- As we move forward more deeply into many of the areas I have just mentioned the board is looking into creating an “advisory committee” of individuals who could/will be instrumental in helping us to develop funding and assisting us in ensuring that the room sizes and equipment needs will be adequate for the purposes intended. We welcome your suggestions on this and all aspects of what will be your community center.
- And now, before opening this up for questions and comments, I would like to ask Mayor Richardson to give you any City updates that he believes are relevant.

Before opening this up for questions and comments, I'd like to offer Mayor Richardson, Council Member Cohn and City Manager Rob Hickey an opportunity to comment.

(No script for them!)

Adriana Bejarano: We would like your reactions, your comments, your thoughts and your questions.

Jim Nordin: Thank you all for coming. Thank you for your very active participation. Most of all, thank you for your support. This was an update. We have many more questions to ask and

details to examine. We will be actively pursuing these issues with our partner, the City of Rio Vista. We **WILL BE BACK WITH YOU!!**