

Hames Wellness Center Task Force
November 20, 2007
12:00 pm – 1:15 pm
Sitka Fire Hall

In attendance: Kayla Boettcher, chair; Judy Ozment, Doug Osborne, Lynne McGowan, Russell Brandon, Joe Castro, Chris Horan, Sherry Tuttle, John Stein, Michael Harper, Paul Columb.

Review of Assembly packet materials

Joe and Lynne presented the latest – almost final – version of the information that will be given to Assembly members.

- Lease is still not final – John will meet with Dr. Dobler today at 1:30. Expenditure amount written in the motion may change.
 - Option to buy will likely not be included – too much resistance from the Assembly and not worth the stumbling block.
 - Re: return on capital improvements – City doesn't plan to pursue any major improvements, only minor repairs; can use the year to make a wish list. If anything big comes up, the Assembly must approve it and probably will need to revisit the agreement with SJ.
- Under management plan, minimum age policy change to say unsupervised children under 16 not allowed on 2nd floor and unsupervised children under 12 are not allowed anywhere in facility.
- Maintenance section amended to meet OSHA requirements.
- Floor plans included
- Heating bill projected to be \$19,000 per month, largely because the system has not been cut and capped from rest of quad and heat is going through pipes underground to other buildings. Leaks in those pipes (that's why the snow melts so easily on some sidewalks). Planning to cut and cap the system in early December and that will give better idea about actual costs. It's difficult to make accurate projection because we don't know actual usage rates yet. This could be a sticking point for Assembly since some of them have been very clear about wanting actual numbers. Someone asked Joe about switching to electric – he said that's been discussed, but not going to invest in that unless the City owns the building. Also, Marcel believes there is so much other work involved in switching to electric that its not as easy as it seems.
- Total annual expenditures for Hames projected to be \$368,720 – that is the low end. Could be as much as \$450,000.
- Someone asked if a possible alternate scenario could be that the City agrees to fund for just another 6 weeks, until some of these unknown factors have better answers – if that happens, though, Community Schools won't agree to manage, and less chance of securing more corporate memberships and long-term sublease contracts.
- A section was added to show difference between fixing up Hames vs. building a new rec center from scratch – estimated total repairs to Hames is \$6,000,000; building a new center that resembles Hames set-up estimated at \$23,000,000 includes \$15,000,000 for pool based on Ketchikan's new pool).
- Revenues – subtracted the \$6,910 in membership credits here (instead of on expenditure page). The \$124,750 in revenues is a very conservative estimate – likely that will be higher in reality.

- Lease rates were added to marketing plan – upstairs classroom can be rented for \$1100 - \$1500 per month, 1st floor training room good potential for juice bar - \$378-\$630 per month. Although Head Start moved out of upstairs classroom, negotiations are in progress to rent that space to new tenant.
- Sections on “impact of facility loss” and detailed information about the task force’s work and volunteer contributions to date were added.

Question was raised whether its even possible to buy the building now, but the SJ replat has not been finished – probably still several months away.

Strategy for presenting to Assembly

Kayla will speak on behalf of task force – especially drawing attention to the impact on the community, volunteer involvement, and that there is tremendous potential for this to be a great wellness center but the City needs to give us the chance to make it happen with this one year band-aid.

Kayla will be out of town until Tuesday morning, and there is a slight chance that she wouldn’t make it to the meeting if there are any weather problems – she will write her comments and send them to several people (including Grace and Gretchen) just in case she can’t be there.

Kayla will ask Gretchen if she could reiterate to Nancy C the importance of calling on staff to answer questions about the lease, the state of the building, etc.

Doug O commented that he’s really excited to learn about the vision of this group and the potential for this to be more than just a rec center, but also with a broad focus on wellness. Because this can tie in with the Wellness Summit and the preventative health focus of both hospitals, Lynne will talk with Frank Sutton about sending a letter of support.

Everyone was encouraged to spread the word throughout the community about coming to the meeting on Tuesday to show their support, or writing/calling Assembly members if they can’t be there in person.