

Upper Arlington Community Center Partnership Models

October 20, 2020



City of **Upper
Arlington**

Models

-
- Capital Partner
 - Operating Partner
 - Leasehold Partner



Capital Partners

- Less common
- Mason Ohio Community Center utilized partnership between school district and municipality to share capital expense for a community center facility attached to the high school.
- School district granted primary use of portions of the facility during school hours.
- Private fundraising



Operating Partner

- Recently constructed YMCAs in Central Ohio
- New Albany Heit Center operated by Ohio State



YMCA

- Municipalities such as Delaware and Reynoldsburg have paid to construct facilities operated by the YMCA
- Facilities are fitness oriented
- Limited Recreation and Enrichment programming
- YMCA relies on communities to operate senior center services
- Operating expenses covered by YMCA thru membership and fitness programming



Heit Center New Albany

- Constructed by New Albany via TIF proceeds
- Leased to Ohio State and Nationwide Children's
- Ohio State leases and operates fitness and small aquatics area via third party contract
- Ohio State has both physical therapy area and clinical space
- Healthy New Albany, non-profit, leases space for programs



Leasehold Partnership

- Mason Ohio leases space to medical provider
 - Lease pays for all of the debt associated with facility expansion and generates excess operating revenue
- Reynoldsburg YMCA leases 10,000 sq ft to Ohio Health for primary care offices
 - Lease pays for physical space and percentage of CAM.
 - Access to medical services and modest income tax generation



Kingsdale Limitations

- The City entered into a Development Agreement with Ohio State for the Zollinger Rd medical building
- Agreement restricts incentivizing additional projects within the Kingsdale triangle that would compete with medical services offered by OSU



Summary

- Leasehold medical partner most likely option
 - Complementary Services
 - Annual revenue
- Operating partnerships would need to allow for existing Recreation and Leisure programming and operations of Senior Center programs and services
- Operating partnership may impact CCFTF goal of providing a community center with non-fitness activities and space

