

Emporia Recreation Center

Community Engagement — 11.12.2024



 **BG CONSULTANTS**
ENGINEERS · ARCHITECTS · SURVEYORS

Kahler Slater

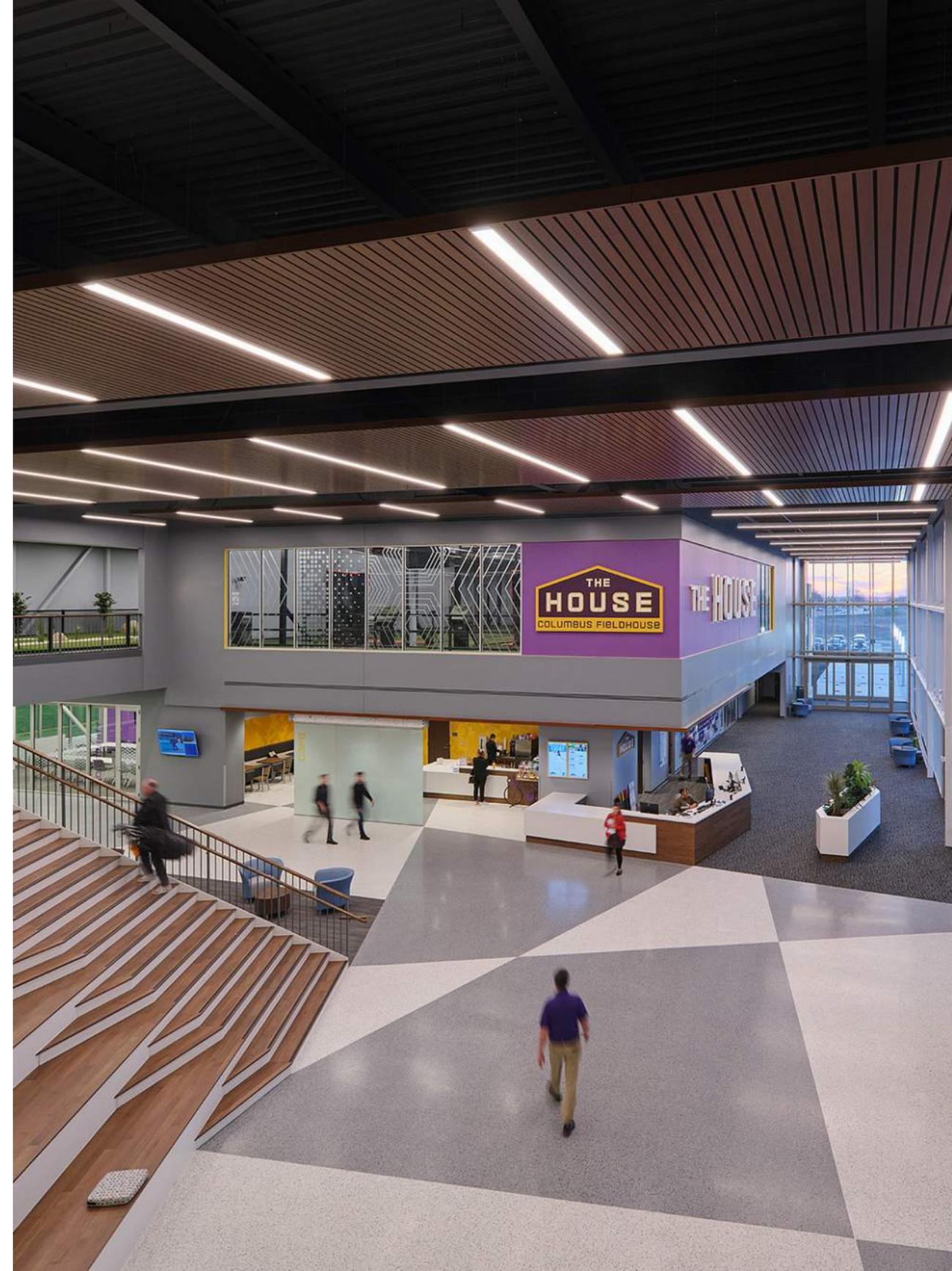
 **Shockey**

BALLARD* KING
& ASSOCIATES LTD

WTI

Agenda

1. Project Overview
2. Planning, Design & Community Engagement Process
 - *Workshop 1:* Program Development
 - *Workshop 2:* Site Selection
 - *Workshop 3:* Preferred Design Scheme
3. Current Project Update
 - Lee Beran Recreation Center
 - DeBauge Family Sports Complex
 - New Recreation Center
4. Project Schedule
5. Project Financing & Budget
6. Q&A



Project Overview





PROJECT INFORMATION



Who/What is the Emporia Recreation Facility Steering Committee?

The Emporia Recreation Facility Steering Committee was formed by the

- Emporia Recreation Commission
- City of Emporia
- Emporia Unified School District

to explore options for renovation, expansion and/or construction of the recreation facility to improve quality of life of community members.

The Steering Committee has seven voting members and several additional non-voting community members.

The voting members are:

1. Emporia Recreation Commissioner - Aaron Trelc
2. City of Emporia Commissioner – Erren Harter
3. School Board Member – Jami Reever
4. Lyon County Representative – Scott Briggs
5. At – Large Member appointed by the City of Emporia – Susan Brinkman
6. At – Large Member appointed by the Emporia Recreation Commission – Deon Morrow
7. At – Large Member appointed by School Board – Dr Anna LaSota

Additional non-voting member are:

Trey Cocking, Mark Detter, Amanda Gutierrez, Kevin Hanlin, Tell Kirk, Jennifer Kraus, Tom McEvoy, Lucas Moody, Randy Wells

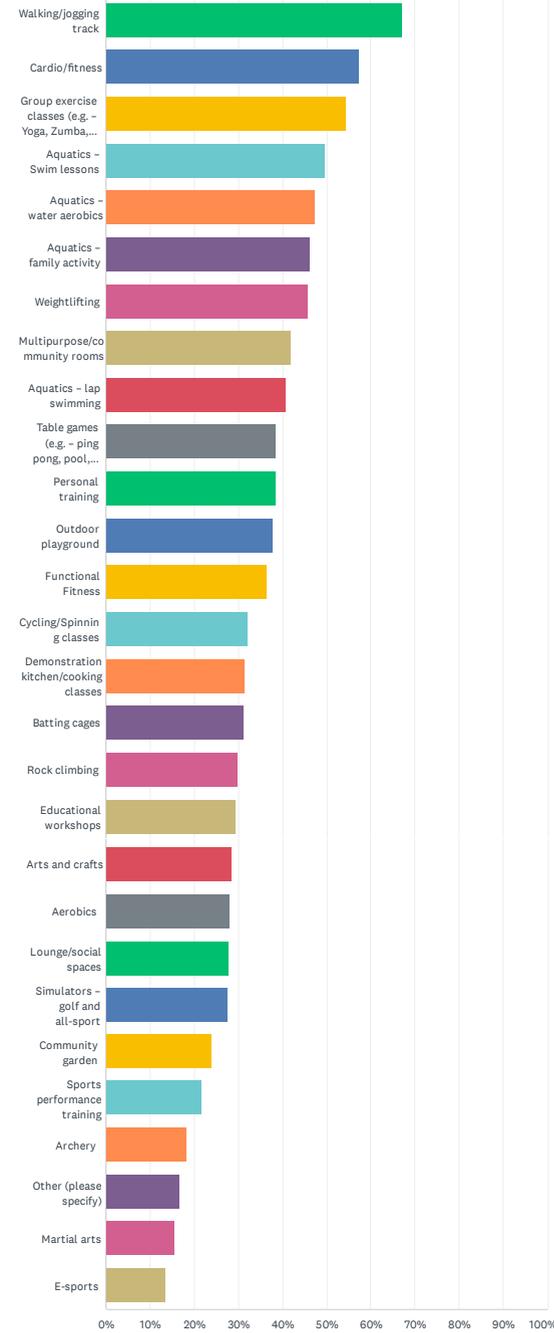
Planning, Design & Community Engagement Process



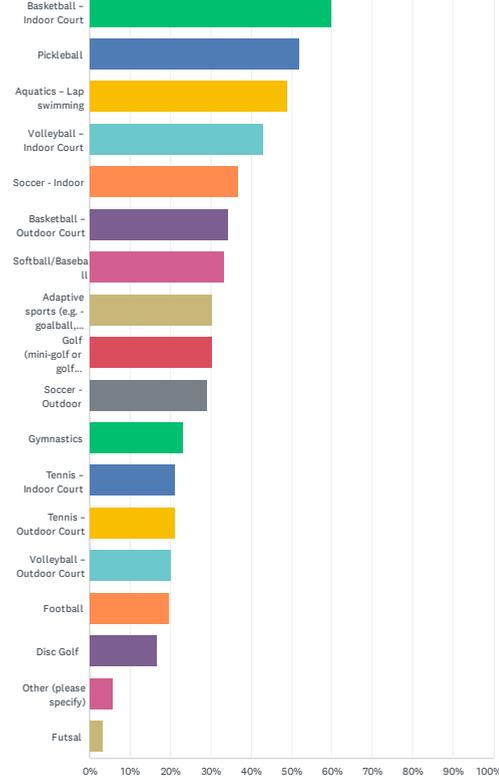
WORKSHOP 1: PROGRAM DEVELOPMENT

Program Development

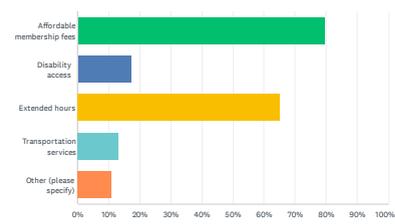
Which specific activities would you like to see offered or to have facilities at the REC Center?



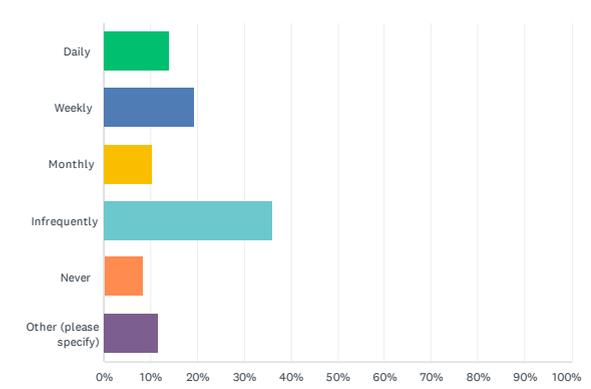
Which specific sports would you like to have at the REC Center?



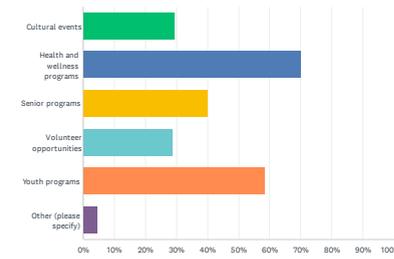
What measures would make the REC Center more accessible to you?



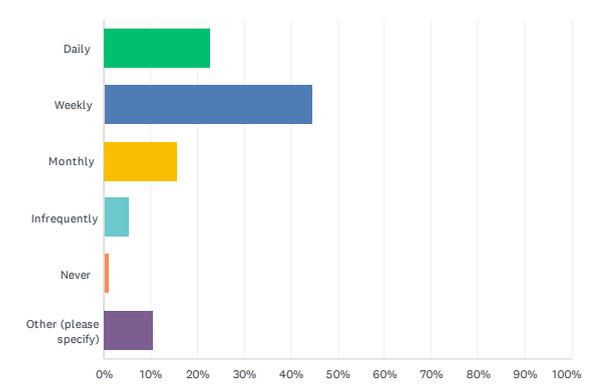
How often do you or a member of your household use the current Emporia Rec Center?



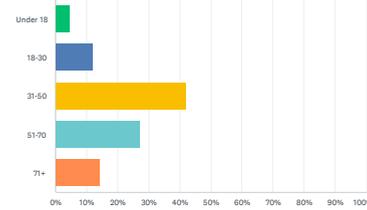
Which community programs would you be interested in?



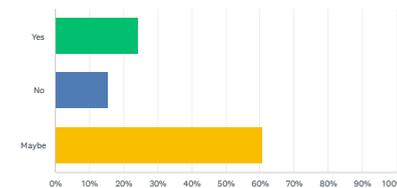
How often would you see yourself or a member of your household using a new Emporia Community Rec Center?



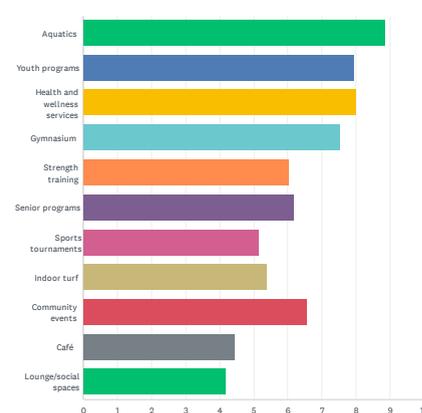
What is your age group?



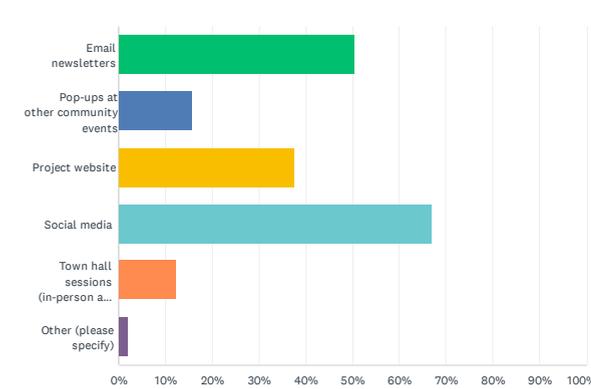
Would you be willing to volunteer your time to support the recreation center's activities and programs?



Please rank programs in order of priority for the Emporia Community Recreation Center?



How would you like to stay up to date with the project's progress and community engagement efforts?



Program Development



WORKSHOP 2: SITE SELECTION

Site Selection



Site Selection



LOWTHER NORTH



JONES AQUATIC



JONES PARK WEST



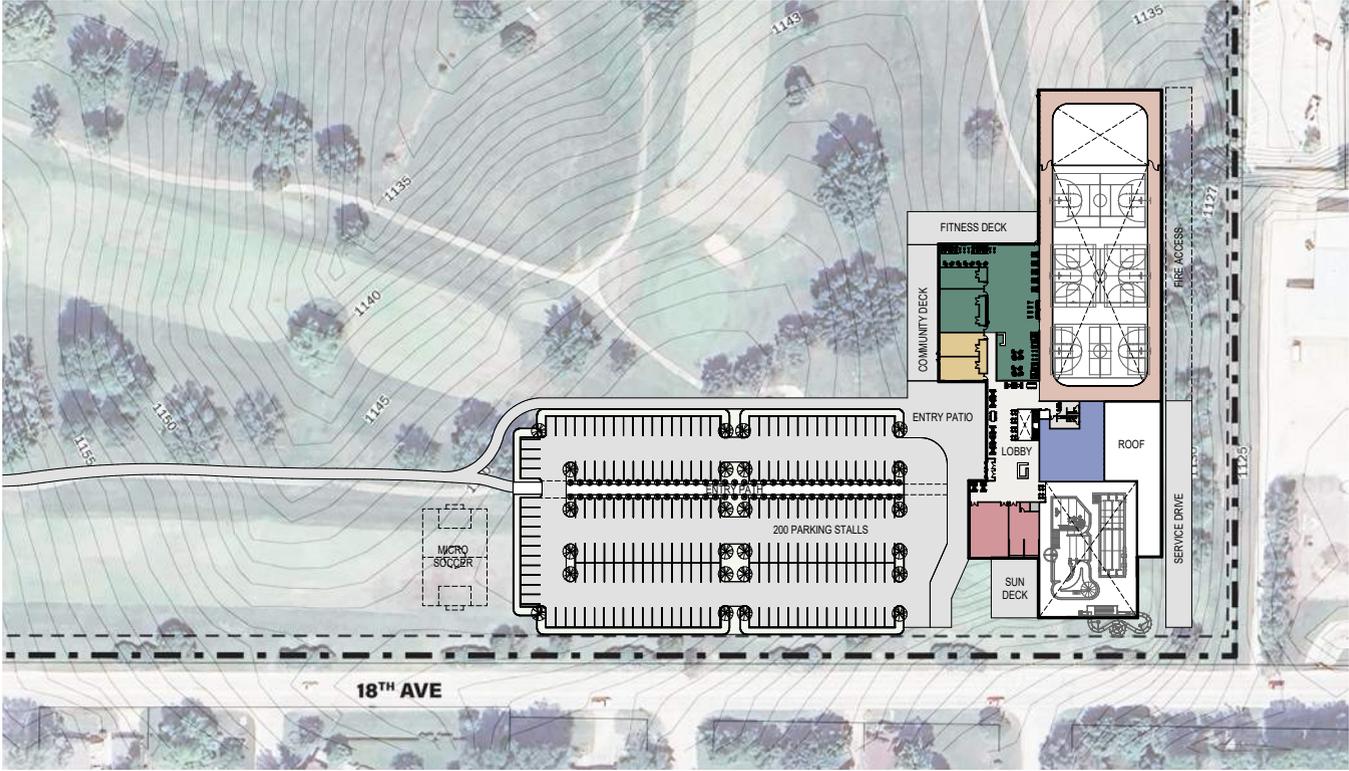
JONES PARK EAST



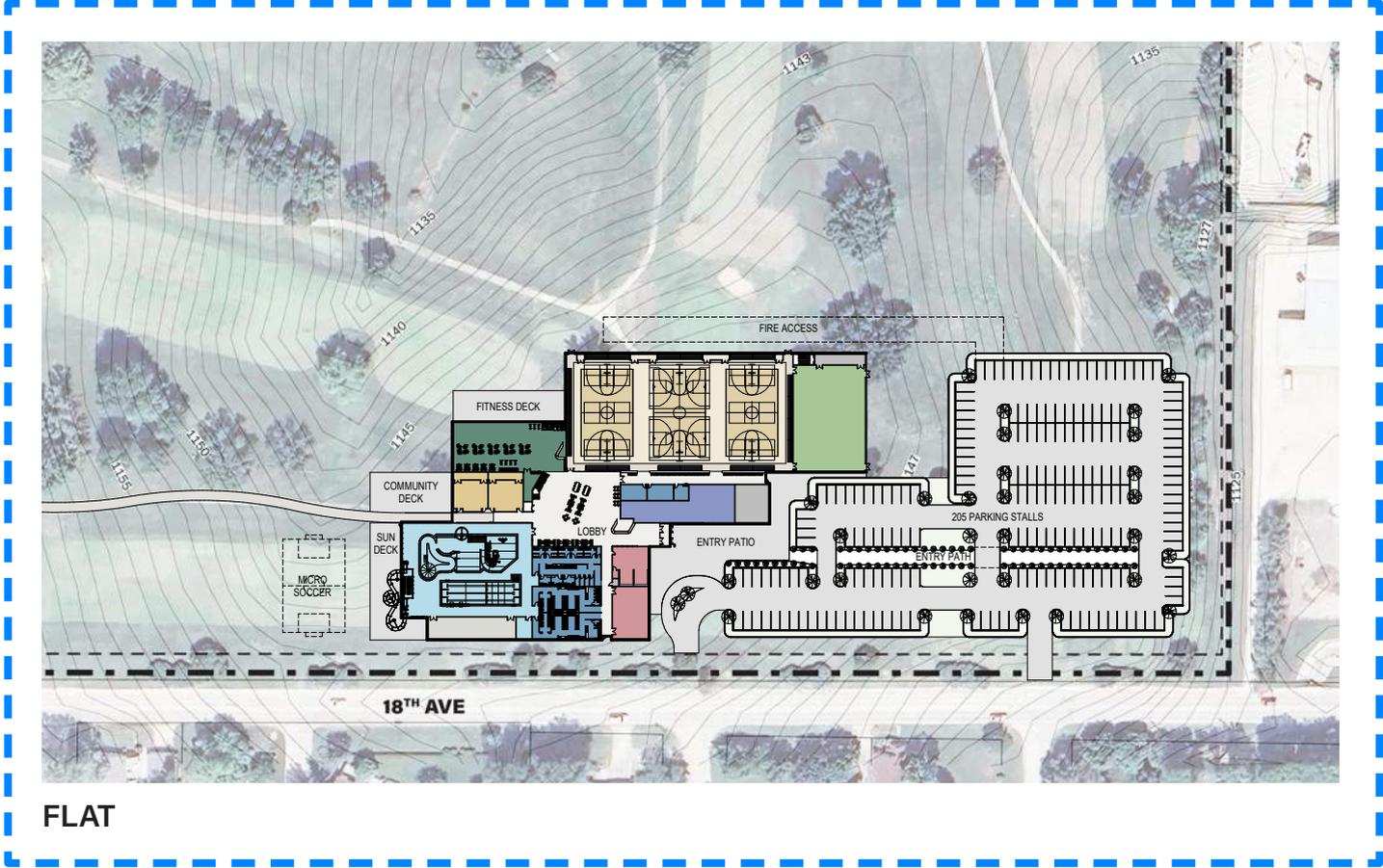
CHAMPIONS LANDING

WORKSHOP 3: PREFERRED DESIGN SCHEME

Preferred Design Scheme



STEPPED

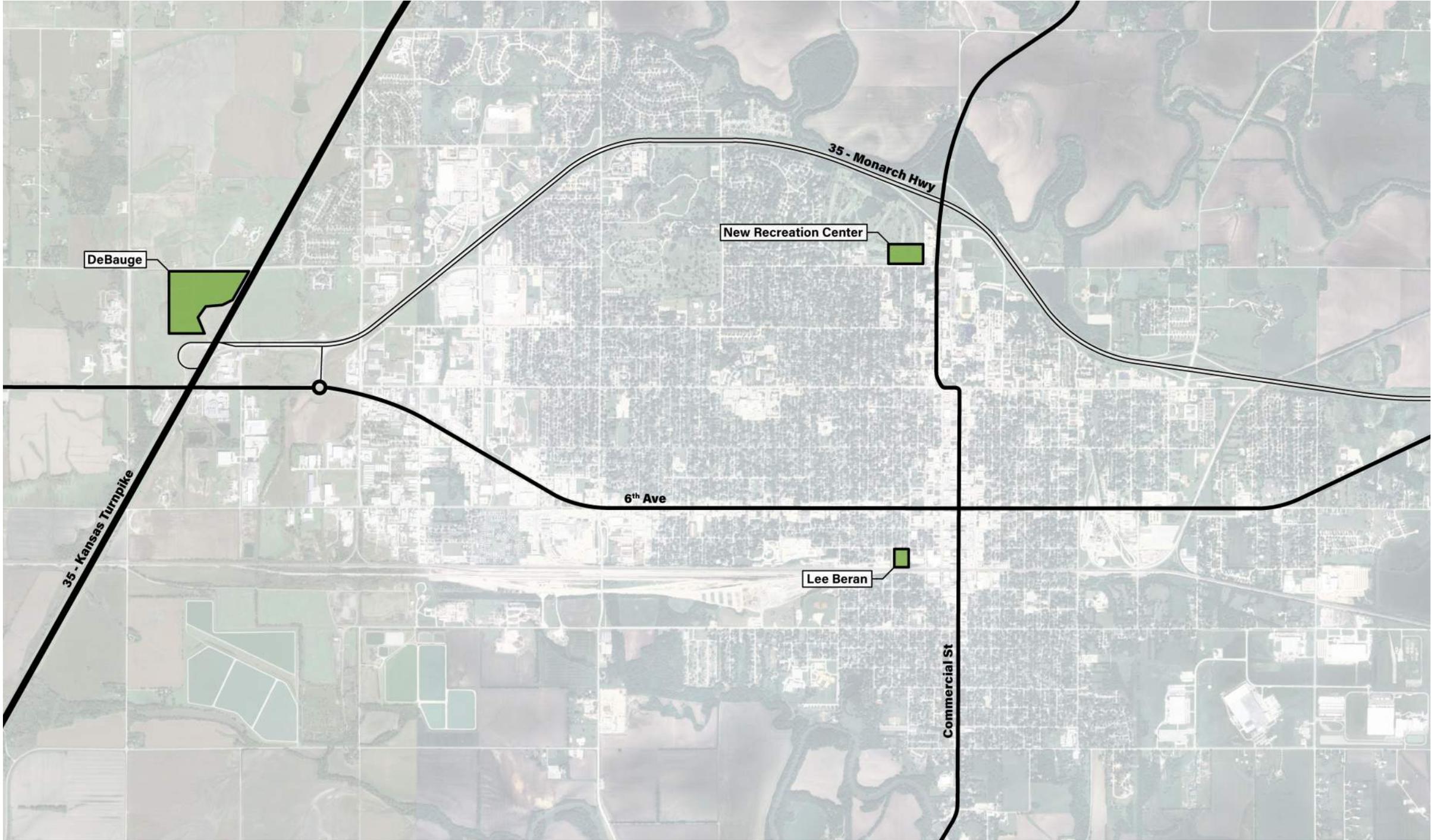


FLAT

Current Project Update



One Project, Three Sites



LEE BERAN RECREATION CENTER

OPTION 1

- Demolish existing rec center
- Convert entire site to open field / park space
- Playground and minimal parking lot on east side of the site



\$4,369,403

OPTION 2

- Maintain & paint existing rec center exterior
- Reconfigure existing fitness and social space to be youth / community spaces
- Keep existing racquetball and simulator as-is, convert aquatics office to esports
- Defer work on existing locker rooms, admin, and upper level and eliminate access
- Infill existing pool and renovate to be new family activity space
- Remove & replace existing corridor flooring
- Remove a portion of existing parking and repair remaining area
- Provide new 75'x105' natural grass soccer field
- Provide new exterior playground (\$350,000)
- Maintain existing trees on north side of site



\$4,633,700

OPTION 3

- Maintain & repair existing gym volume, demo the rest of the existing building
- Convert existing gym to turf space and demo existing track
- Convert gym stair to storage and remove gym office
- Create new lobby, admin, RR, and youth / community space addition (4,000 gsf)
- Maintain existing parking lot
- Provide new 60'x90' micro soccer field (turf)
- Provide new exterior playground (\$150,000)
- Maintain existing trees on north side of site

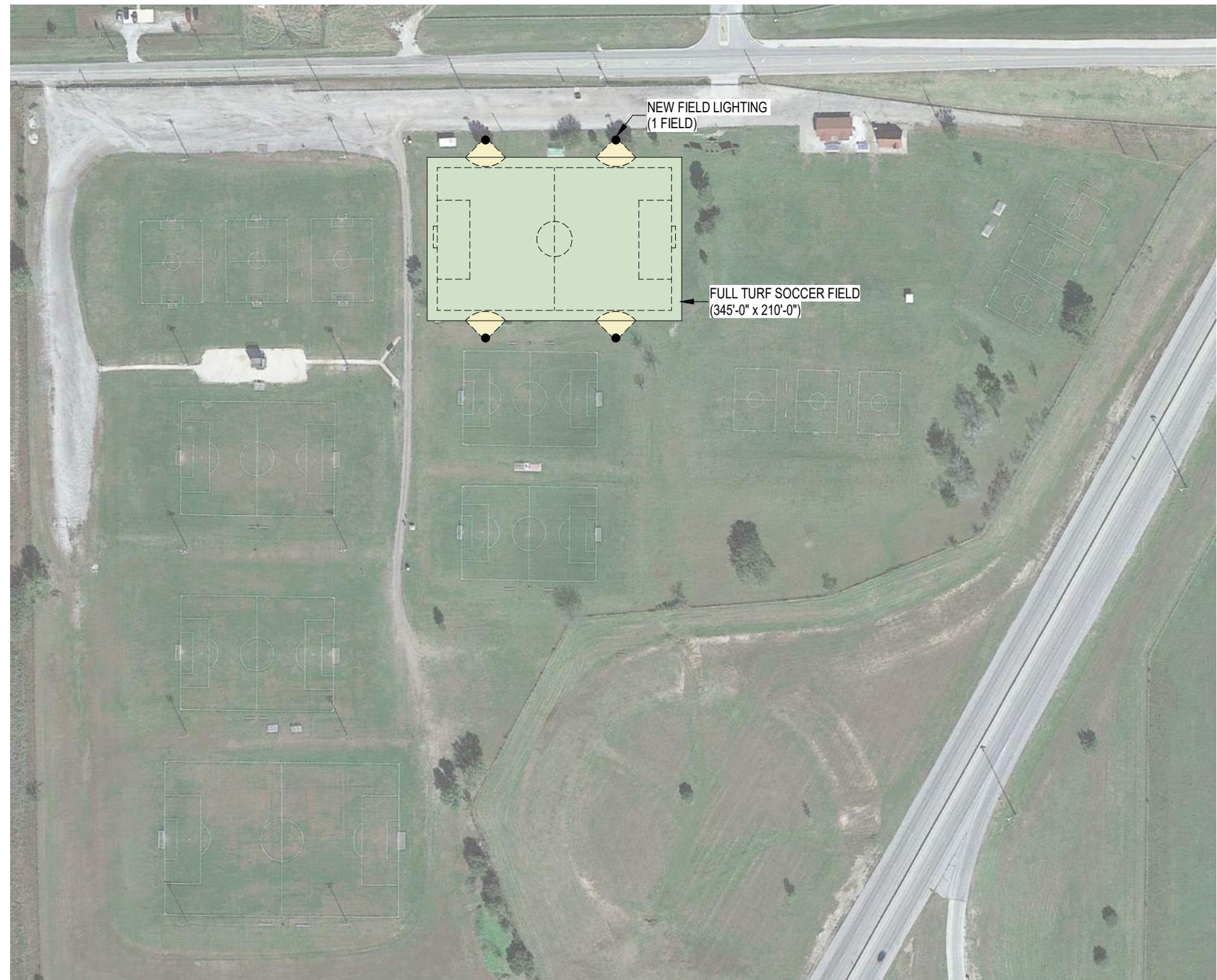


\$3,525,520

DEBAUGE FAMILY SPORTS COMPLEX

OPTION 1

- New full synthetic turf soccer field
- New lighting for turf field
- Site grading



\$2,471,242

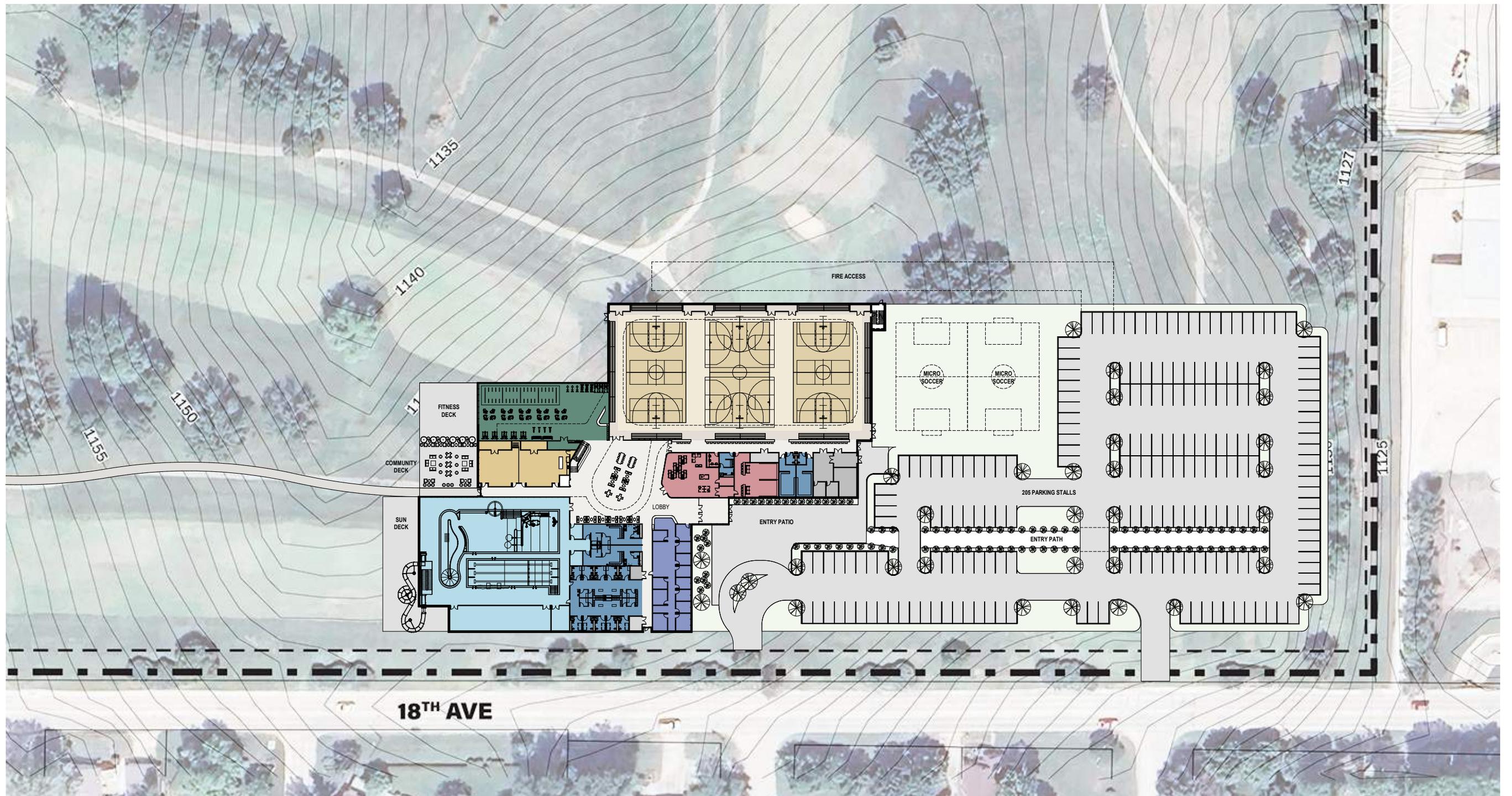
OPTION 2

- New lighting for (5) existing soccer fields



\$2,471,242

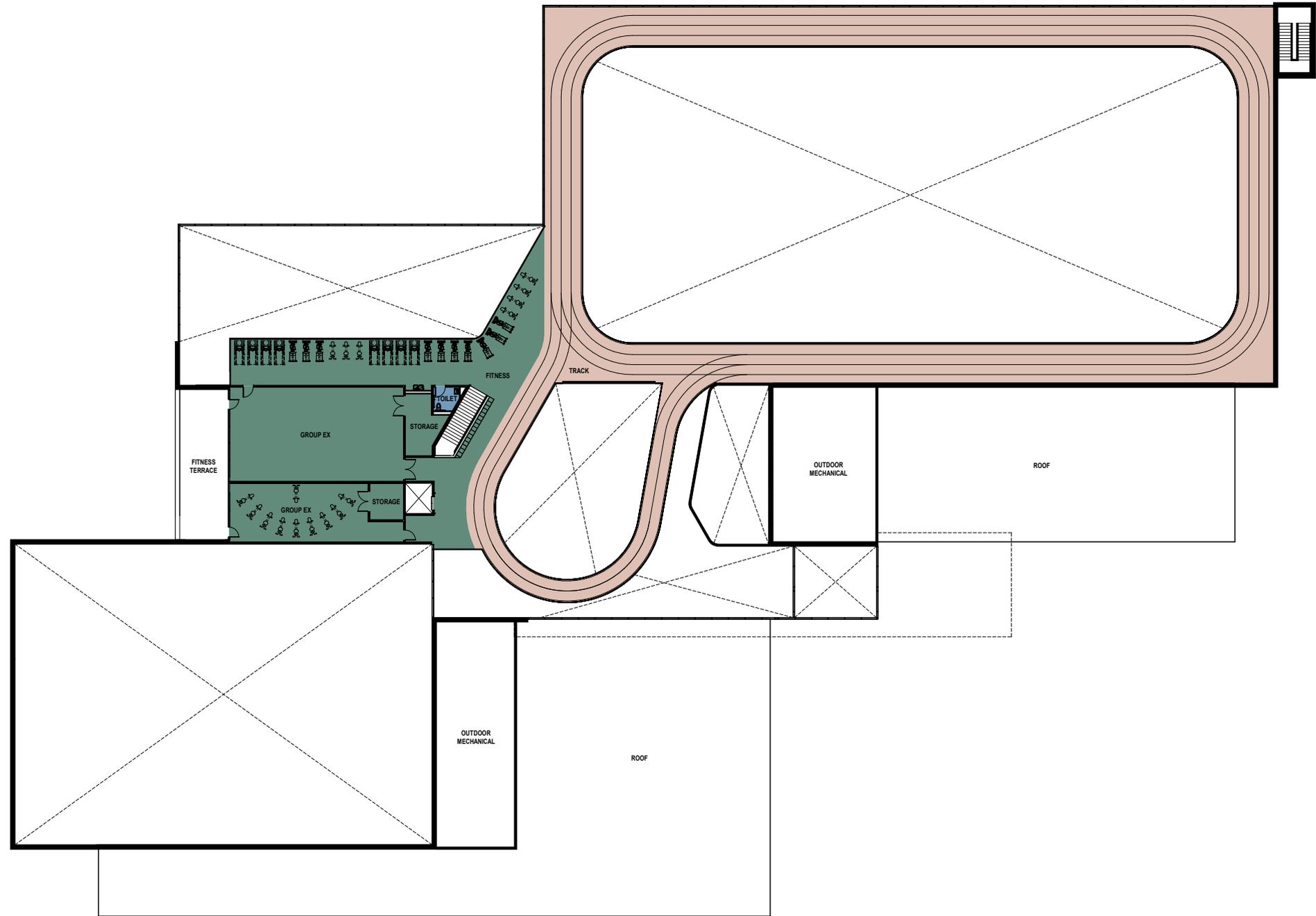
NEW RECREATION CENTER



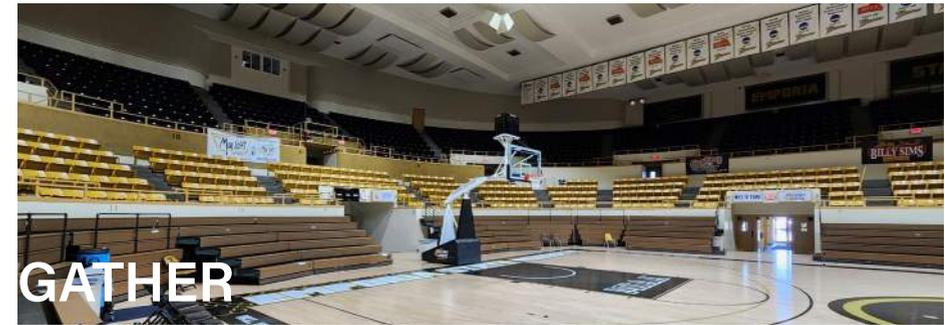
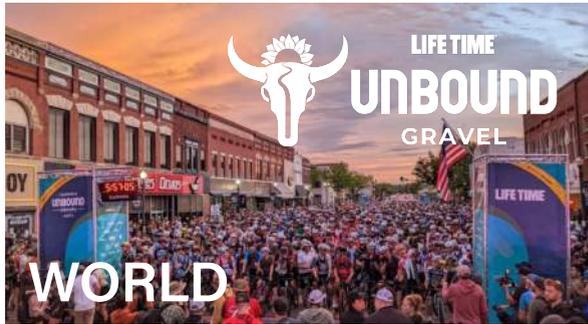
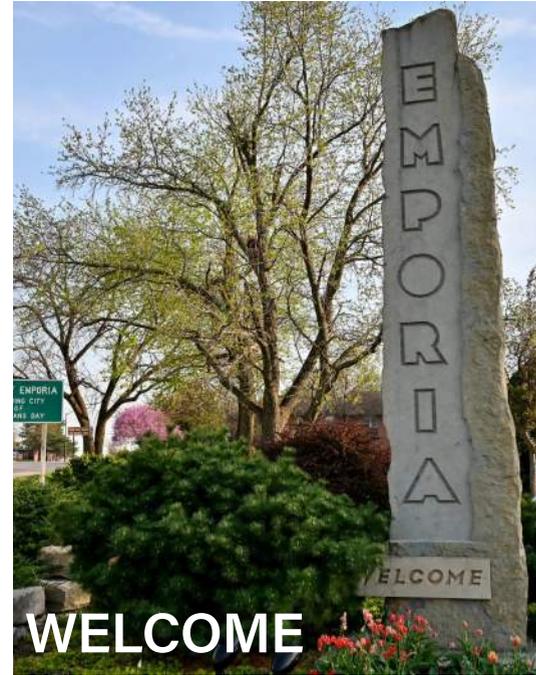
\$45,950,000

SITE PLAN

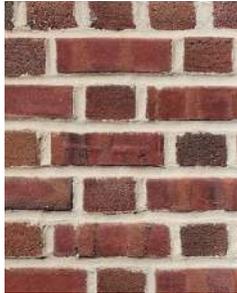




Uniquely Emporia



Celebration of Emporia & Connection to Nature





OPTION 1



OPTION 2







SOUTHEAST SITE AERIAL



SOUTHWEST SITE AERIAL





SOUTHEAST SITE AERIAL



SOUTHEAST SITE AERIAL













Project Financing & Budget





INVESTING IN EMPORIA

Investing in Quality of Life for Emporia Community

The Emporia Recreation Commission is working with the ERC Facility Steering Committee to propose up to 1/2 cent sales tax to fund the new and reimagined facilities for a ballot in early 2025. The committee has successfully hired a construction manager and architect to provide scope, location, cost and community input for the project and will continue guiding this process for several more months.

 **What does half a penny or 1/2 cent sales tax look like for Emporians per month?**



(1) Small Meatlovers Pizza



OR (2) Premium Coffees



OR (1) Drug Store Mascara



OR (1) Adult Movie Ticket

Based on Emporia's median income of \$49,661 from 2022

Emporia Recreation Center - Economic Impact

Parks and recreation tourism events play a significant role in generating economic value for communities. In recent years, the sports events and tourism industry saw over 175 million Americans travel for sport-related reasons, generating billions of dollars in direct spending and tax revenues, resulting in substantial economic impact for communities.

What if we had multiple sport courts?



2-Day Basketball Tournament
20 Teams



10 players per team times
2.5 visitors per player

\$92,105
Economic Impact
for Emporia

With new facilities, ERC could host volleyball, basketball, indoor soccer or pickleball 10 times per year for an economic impact of \$921,050 per year and \$9,210,500 over 10 years.

Calculations from KRPA Economic Calculator using 75% of non-local overnight stay as the default for the Northeast Region of Kansas. These figures include sales taxes collected as part of the transient sales tax which is a separate sales tax not included in the bond payment to be considered for this project.

How does Emporia's sales tax rate compare to other communities?

COMMUNITY BASE RATES

Emporia (current)	8.50%
Emporia (with a Yes Vote)	9.00%
Dodge City	9.00%
Garden City	8.95%
Hays	9.25%
Hutchinson	8.25%
Olathe	9.475%
Ottawa	9.50%
Pittsburg	9.00%
Topeka	9.35%

It is estimated that 35% of all sales tax collected in Emporia is paid by non-residents of the City.

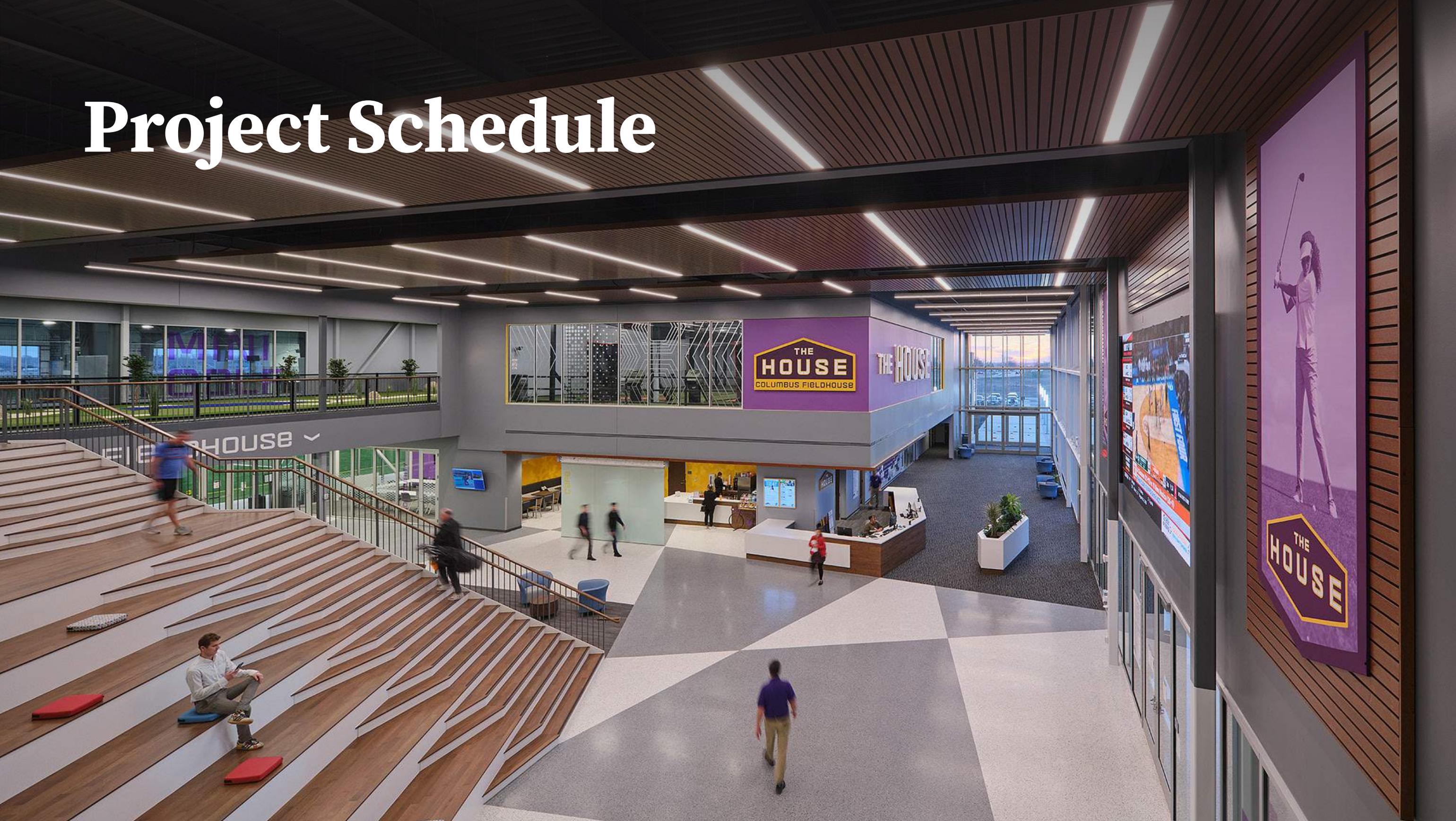
How is the sales tax rate broken down?

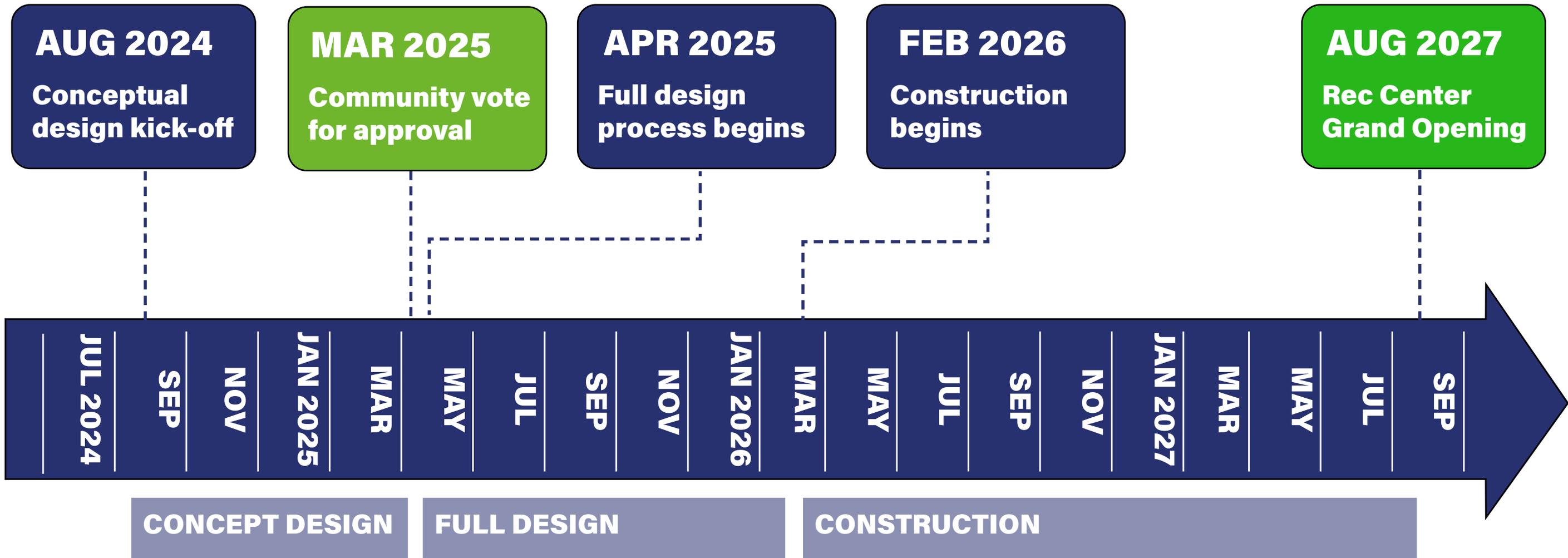
EMPORIA SALES TAX

October 2024

Rate Type	Rate Non-Groceries	Rate Groceries
State of Kansas	6.50%	4.00%
Lyon County	1.00%	1.00%
Emporia - current	1.00%	1.00%
Emporia - proposed recreation	0.50%	0.50%
TOTAL	9.00%	6.50%

Project Schedule





TENTATIVE PROJECT SCHEDULE

1/2-CENT SALES TAX

UP TO 25 YEARS

\$53,700,000 REVENUE 

LEE BERAN:

\$4,000,000

DEBAUGE:

\$3,000,000

NEW REC CENTER:

\$45,950,000

SITE ACQUISITION:

\$600,000

PROJECT TOTAL:

\$53,550,000

SALES TAX REVENUE:

\$53,700,000

DIFFERENCE:

\$(-150,000)

Q&A



THE HOUSE
COLUMBUS FIELDHOUSE

THE HOUSE

