

Proposed Recreation Senior Center Complex meeting December 10, 2012 5:00 pm

PRESENT: Supervisor Reiter; Councilmembers Bax, Marra, Palmer and Winkley; Atty's Dowd and Davis, Engineer Smith, 2 Press, 1 resident and Clerk Donna Garfinkel

Also present: Recreation Committee members Ron LaDuca, Gary Rose, Peter Veltri and Kelly Besaw; Chris Roser – Lew-Port School Superintendent, Don Rappold – Asst. School Superintendent, Scott Townsend – Lew-Port Athletic Director, Keith Fox – Lew-Port School Board member. Edward Volkenberg – Senior Rep., Jeff Tedesco – Tedesco Construction and Jim Bammel – Bammel Architects.

Ron LaDuca thanked all for the opportunity to present this exciting opportunity, the Lewiston Recreation Senior Center. This project has been in the works for the last two-years. It represents a cross section of people throughout Niagara County; from Niagara University, the Buffalo Bandits, different high schools athletic dept. to senior people, doctors and lawyers. It was decided this area needs a multi-purpose recreational / Senior Center.

Once a feasibility study was complete an RFP was done for architects. The Committee hired Bammel Architects. The Committee then broke down to 6 people who worked with Mr. Bammel for about 6-months on refining the concept.

It is a 140,000 square foot facility with 90,000 which incorporates soccer, field lacrosse, football, baseball. The space can be used for trade shows, art shows, boat show etc... There is indoor box lacrosse and roller hockey. The interior of the building will consist of concessions, retail space and lockers.

Behind the facility there will be a multi-purpose basketball court, also used for volley ball and rock climbing.

Once the concept was done, the Committee went through an RFP for land acquisition. There were several sites presented and the Committee is currently in negotiations with Lewiston-Porter. This center will not serve just the youth, but adults, seniors, retirees.

Gary Rose reviewed the packet distributed.

There are 6 computerized drawings and aerial photos of the site at Lewiston-Porter. There is a site list of those that responded to the RFP's for the Land Acquisitions. When reviewing the RFP's the Committee based their choice on location, site work and overall cost. The Committee, based on those outcomes, favored Lewiston-Porter campus. A list of merits of the Lewiston – Porter Site is provided. It is on the south-west corner of the Lew-Port campus, bordering Creek Road and Darryl Johnson Drive.

Financial projections, income vs. expense analysis and assumptions for use of the Recreation Center also provided.

The Senior Center will be approximately 4,000 to 5,000 square feet. This is larger than the current center. The Senior Center will have its own entrance. Edward Volkenberg, the Senior Representative is a member of both the Lewiston and Sanborn Seniors and advises the Committee of what Seniors are looking for.

To fill summer time vacancies at the Center the Committee would like to see art shows, boat shows etc....

It was asked if Lew-Port will utilize the facility. Rose said this is subject to negotiations at this time.

Reiter spoke of the proposed financial aspect of the project. The project cost was looked at in three bond periods: 40-year – \$351,953; 30-year – \$429,583; 25-year – \$492,616.

This could be done as a “lease back facility” to the Town and at the end of the term the Town would own it. There are several sources of revenue. Greenway funds of

\$510,000/year, some of which will help finance Joseph Davis Park. At Joe Davis Park, currently the Town is starting the SEQRA process for the boat launch and camp ground, with the cost of these two projects being less than \$2 million. Originally it was thought the improvements would cost \$5 million. Some have been paid for with this years' dollars. As far as future progress, Lewiston doesn't see the State allowing all of the proposed projects.

If the Town totally depended on Greenway dollars, with a 40-year bond, it would cost \$351,953/year.

Reiter has reached out to the Town of Porter, Village of Youngstown, Village of Lewiston, Lewiston – Porter School and Niagara University and they show a lot of interest. Niagara Wheatfield did not.

An information web-site has been created, www.lewistonrsc.org. The Committee will send out 2,000 e-mails informing interested parties of the web-site.

It is envisioned Lew-Port will sell the property to the Town, the Town will own it; the Town will own the facility and control of the facility as far as utilization of it. With combining the Senior Center with the Recreation Department, now you have a Community Center.

A walking path is planned for inside. Elderly residents have spoke to Reiter in regards to what they would do if there was a devastating storm. Reiter would like to do an emergency plan incorporated with the Center. This Center would allow for a better emergency plan for the whole community.

Reiter feels this is a wise use of Greenway monies and a wise use of assets within the Town. This will have no affect on the tax-roll.

With the possibility of Town of Porter, Village of Youngstown and the Village of Lewiston joining hands with Lewiston to support this Center, is a great opportunity to show the spirit of cooperation and growth.

Reiter has heard that in the future Lewiston will take a beating for taking money from CWM for the Ice Rink. If you make the property too valuable for those uses, you might stop it that way, instead of trying to legislate it out.

Bax said the current Senior Center is a success. It is a quality of life issue that can't be replaced in any other way.

Palmer's main concern has never been the project or the building, the facility is great; it has been the location only because it is not that central to the majority of the Town. When you step back and look at the facility as more of a Community Center, it will benefit many surrounding communities.

Meeting closed (5:40 pm)

Respectfully Submitted and Transcribed by,

Donna Garfinkel
Deputy Town Clerk