

# Regional Wellness Center

**better  
together.**  
Community Partnership



# Project Vision

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Community Partnership

- **Expand Access to Physical and Mental Health & Wellness**
- **Create New Program Opportunities for Families, Seniors and Youth**
- **Strengthen Regional Economic Growth by Attracting and Retaining Workforce Talent**



# Project Partnership

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- City of Jasper/Tri-County YMCA
- City owns/maintains facility
- Tri-County YMCA operates facility
- Exploring other partner requests



# Building a Strong Community

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HAFFER



## Site Plan



SUPPORT

COMMUNITY/  
MULTI-PURPOSE

TEACHING KITCHEN

INTERGENERATIONAL  
CENTER / TEEN

CHILD WATCH

ADMINISTRATION

ENTRANCE 

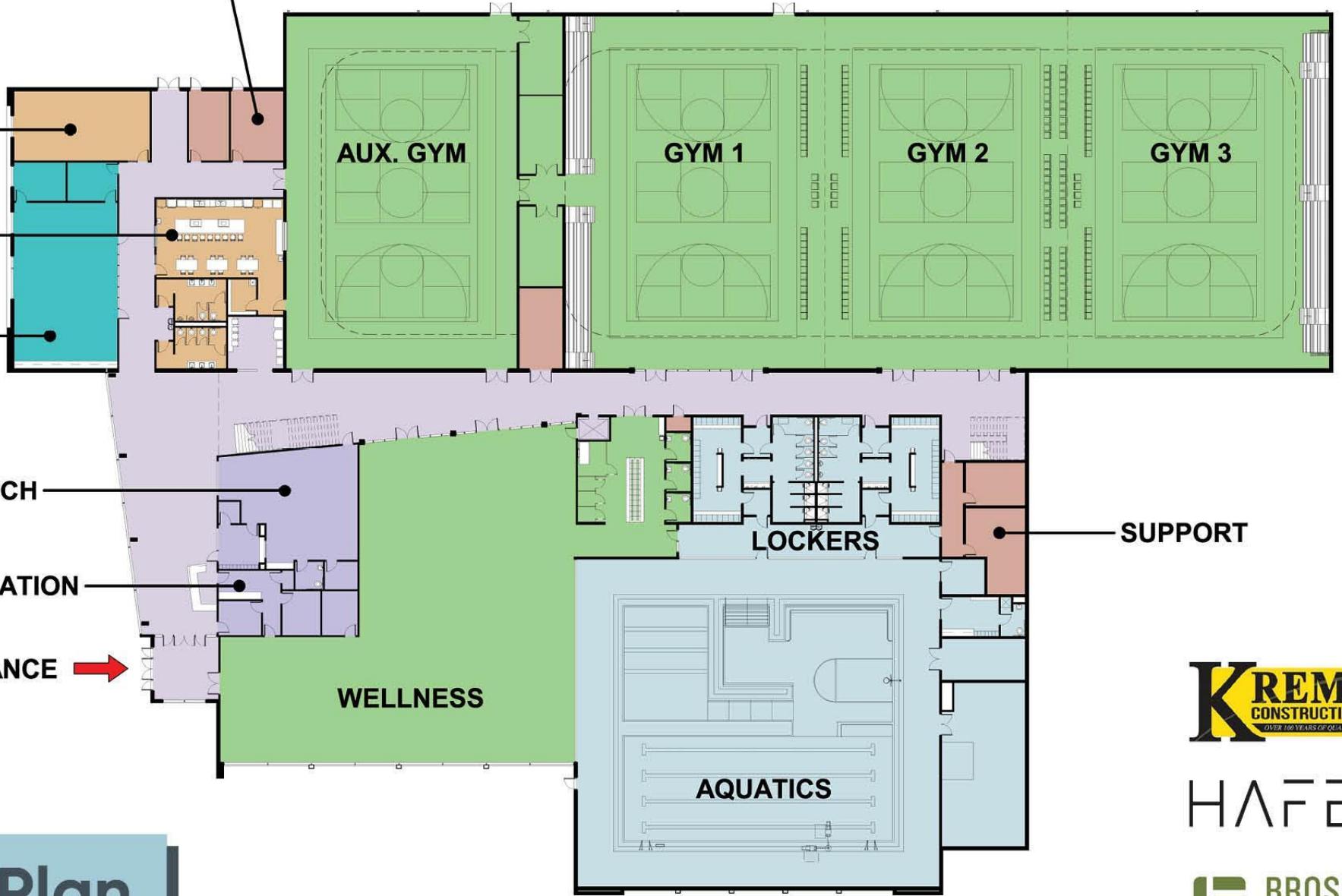
WELLNESS

AQUATICS

LOCKERS

SUPPORT

# First-Floor Plan

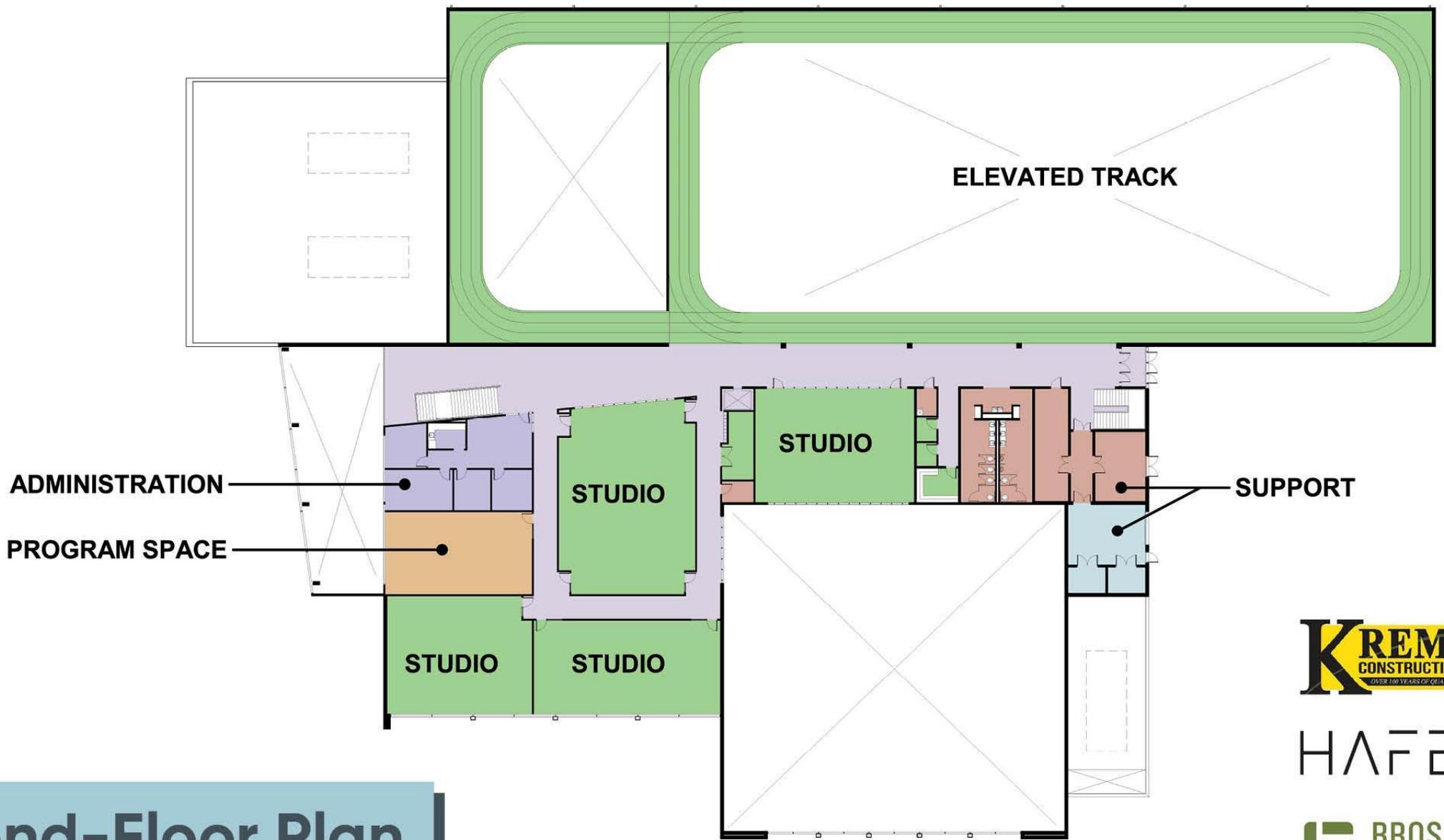


**KREMP**  
CONSTRUCTION, INC.  
OVER 100 YEARS OF QUALITY & INTEGRITY

HAFER

**BROSMER**  
LAND SURVEYING &  
ENGINEERING, INC.

## Second-Floor Plan



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**HAFER**

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LAND SURVEYING &  
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# Exterior Sketch



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**HAFER**

**BROSMER**  
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# Funding Roadmap

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- Food & Beverage Tax ..... \$495,000 (estimated annual contributions)
- EDIT Funds ..... \$800,000 (estimated maximum annual contributions)
- Central TIF Funds ..... \$1,200,000 (estimated maximum annual contributions)
- READi Grant ..... \$5,000,000
- Donor Funds ..... \$13,100,000 (pledged to date)
- Initial cash contributions ..... \$5,800,000
- BONDS

# Funding Process/Timetable



1. City adopted provisions of IC 5-23-1 (BOT Statute).....COMPLETED
2. City through working group negotiate with RFP Offerors and made recommendation ..... COMPLETED
3. Countil approved moving forward with negotiations with Krempp Construction.....COMPLETED
4. City entered agreement for Professional Engineering Services (Phase I).....COMPLETED
5. Scoping period with Krempp Construction is underway to reach GMP.....UNDERWAY
6. Design Development and Cost Budgeting.....JAN-MARCH 2025
7. Phase I (Site Preparation) BOT Agreement Finalized ..... MAR/APRIL 2025
  - Construction documents and permitting
  - Recommendation to council

# Funding Process/Timetable

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- Meeting of Redevelopment Commission to hold hearing on Lease and adopt Resolution finding that the Lease rentals are fair and reasonable .....March 4
- Meeting of Redevelopment Authority to approve (i) form of Lease; (ii) the Bonds; and (iii) the Indenture.....March 18
- City Common Council meeting to adopt Resolution approving lease.....March 18
- Purchaser of BOND ANTICIPATION NOTES ("BAN") finalized .....April 16
- Council meeting to hold public meeting on award of Preliminary BOT contract  
-Accept public input.....April 23
- Closing on BAN's .....May 15
- Begin Site Excavation.....May
- Phase II – work on construction documents for remainder of project and permitting .....May-Aug
- Council Meeting to award Final BOT contract with GMP .....August 20
- Closing on Bonds .....September 18
- Commencement of Construction .....September 2025

# Closing Remarks...

**better  
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# Questions?



## Contact

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