

**MINUTES OF A BOARD MEETING OF THE
RECREATIONAL AUTHORITY OF
ROSEVILLE AND EASTPOINTE
HELD ON THURSDAY, AUGUST 8, 2013**

The meeting was called to order at 6:30 p.m. at the Roseville Recreation Center, 18185 Sycamore, by Vice Chairperson Duchane with the following Board Members present:

Frontera and Marion

Absent: Aiuto and Switalski

Administrator present: Director Lipinski

Approval of Minutes:

Motion by Marion, seconded by Frontera, to approve the minutes of July 11, 2013, as written.

MOTION CARRIED

Discussion and/or Action on Disbursements and Budget Report:

Motion by Frontera, seconded by Marion, to approve the disbursements and budget report as provided.

MOTION CARRIED

Communications:

Director Lipinski informed the Board that anything on the right hand side of their folder is communications and asked if the Board had any questions or comments.

Old Business: (None)

New Business:

Review and Discuss Proposals from Breath of Life Christian Church and Eastside Cowboys Athletics for Joint Leasing of Eastpointe Community Center:

Director Lipinski informed the Board that there are two proposals in the packet from two groups; Pastor Frank Collins and his wife Renita from the Breath of Life Christian Church and Juana and Shanita from the Eastside Cowboys Athletic Program. Pastor Frank Collins and wife Renita introduced themselves and gave a brief educational background of himself; part of the Macomb One Group and been servicing the County for the last three years; launching a church the first Sunday in October and has run several non-profits funded by the members of the church; excited about partnering with Eastside Cowboys Athletics and will take very good care of the building. Juana introduced herself and that she became a member of the staff in 1998 and Shanita became involved in the program 20 years ago as a parent; in 2000 Cowboy All Stars which is a competitive cheer and all star program started up; try to provide a positive environment with the girls; very successful in getting a lot of the kids into college with cheerleading scholarships; been around since 1978; looking for a home and have been renting space in other gyms; thinks it would be a wonderful partnership and would love to be there and take good care of the building.

Director Lipinski informed the Board that he has had proposals in the past; Breath of Life Christian Church has made a proposal before but when Shanita and Juana stopped in and said what they wanted to do, it was in the other side of the building; these proposals are in front of the Board but did ask them to come and introduce themselves to the Board so the Board could ask any questions they had.

Board Member Frontera commented that it was good to see that there are two groups that are interested in the building and are willing to lease it from us; the building has been empty since October of last year and really excited to see that these groups are involved.

Board Member Marion asked if the lease would be two separate leases. Director Lipinski responded that most likely but would need to work it out with the two groups. Board Member Marion asked would this be a one year lease to start. Director Lipinski replied yes.

Vice Chairperson Duchane commented that he couldn't be happier; humanistic approach to the community and youth recreation programs; suggest that we have a motion to direct the director to develop a lease document to present to these parties and if at next months' meeting everything is worked out we can approve it.

Motion by Frontera, seconded by Marion, to direct the Executive Director and Board's attorney to prepare a lease document to present to the Breath of Life Christian Church and Eastside Cowboys Athletics for consideration.

MOTION CARRIED

Presentation by Scott Lockwood, Senior Engineer, A.E.W. and David Gassen, Partners in Architecture, to Review and Discuss Test Pit Results:

Director Lipinski commented that the Board received the initial 30-page test result document and clarification letter maybe was a little clearer and then a follow-up document from you two and asked that they please explain the results of the testing.

Mr. Lockwood explained that internal footing core samples were taken; sent to a testing lab to see if the chemical makeup was similar or the same as the external footings; ultimately letter indicates that they are undergoing a similar attack but at a slower rate; ultimately trying to get a commitment from them if it was completed or still continuing and they couldn't tell us to what degree and how long and pretty much have to plan on not building around the interior footings.

Vice Chairman Duchane asked can they say in comparison to another building of the same generation, age and structure that this is anything radical or unusual or would this type of internal affects of the concrete be found in other places. Mr. Lockwood responded that he is not sure but it is definitely rare. Mr. Gassen responded that there are several formulas that lead to failure and this is one of them; ultimately this particular approach is going to end up in some sort of failure whether it is a long and drawn out process or not and in general in this situation the concrete was not put together chemically correct.

Board Member Marion asked when this was put in. Director Lipinski replied 1992. Mr. Gassen reviewed the whole facility and the problem is only in the addition area. Board Member Marion asked are we basing this condition on our current specifications or specifications that existed in 1992. Mr. Gassen replied that it is the chemical makeup of the concrete and if it was correct concrete in another building you wouldn't have the problem.

Vice Chairperson Duchane commented that the dilemma is investing in the structure and expanding it; in a perfect world would like to see the expansion done over here with the additional gym and upfront dedicating a space just for the seniors with a separate entrance; \$2.7 million plan and we could do this through our budgeted funds but the challenge is how much time before the deterioration of the interior; if we could count on this lasting for ten years he would go with that.

Board Member Marion commented that proposal 1 is that you are looking at a way to rehabilitate existing foundations and asked would you just replace them. Mr. Gassen replied that you would remove a section and put in new concrete and leap frog the process. Board Member Marion commented that looking at the cost it was a significant amount of money. Mr. Gassen commented that you would need to shore up the building and this is probably the largest cost; could section off the west side of the building and would need to lose the big gym. Board Member Marion commented that looking at the other proposals thinks Option A is a great idea but might be good to see more about this plan.

Vice Chairperson Duchane commented that the Board could give them direction to prepare a plan under Option A; alternatives are evaluating other facilities; should use private facilities to supplement this; those numbers are somewhat workable if we go in that direction and would certainly look ahead at other things.

Board Member Frontera agreed that \$950,000 is a big number to work with. Director Lipinski commented that he would like to develop options working with these numbers; get together with Scott and David and provide the Board with those options to move ahead.

Mr. Gassen explained to the Board that this is situation where you can benefit from swift action.

Vice Chairperson Duchane commented that the Board needs to put together financials for all of this; September meeting should have a footprint, a concept, a budget for the project that works within our restraints and hash out what we want to do.

Hearing of the Public:

Walter Jakubiec (18318 Holland, Eastpointe) commented that the problem he has with removing the foundation and putting it back in is that there is a wall in the gym that is cracked like a spider web. Mr. Gassen replied that the way that is constructed right now, it is set on a footing that is on an old footing and would remove the footing and building it from the ground up; fixing everything, not just the foundation itself. Mr. Jakubiec commented that there are a number of large buildings in Roseville that were vacant for a while and now Joann's is going to be empty and might be something to look at for a building.

A senior complained that adults have been bringing in children who are using the computers and wonder if a sign could be put up in there saying that children cannot use the computers even if they are with adults. Vice Chairperson Duchane responded that the Director will look into that and get back to her.

Director Report:

Director Lipinski commented that an issue was brought up about different chairs in the senior rooms and they have been replaced; other issue is handicap parking spaces – do plan to install additional spaces in the front of the building where the ramps are accessible; install one extra space with four additional spaces with signage “Handicap Parking Monday through Friday 8:00 a.m. to 4:00 p.m.”; this should be done within the next two weeks; wrapping up youth baseball season; thanked the parks staff in Eastpointe and Roseville for all the help they have done getting the fields ready; some graffiti at the Community Center and was taken care of and some smaller stuff that will be taken care of and want to develop a policy on the use of inflatables that are brought into the parks by a third party.

Board Member Reports:

Board Member Frontera had nothing to report.

Board Member Marion commented that it was a very informative meeting.

Vice Chairperson Duchane commented that the senior activity addition idea and concept is something that the Board will have to make a decision on fairly soon; have a thorough discussion with the Board when we have a good package together and make a decision that is sustainable and will last a long time; happy to see lease agreement with different groups.

Motion by Frontera, seconded by Marion, to adjourn the meeting at 7:12 p.m.

MOTION CARRIED