

Side-by-Side Financial Comparison:

Models For Consideration



1: City-Only at Pinnacle Park	2: City + YMCA Expansion at Fryer Park (Shared Operations)
Roles: <ul style="list-style-type: none">• City-owned• City-operated	Roles: <ul style="list-style-type: none">• City owns the building• YMCA and City operate separate parts of the building and programs<ul style="list-style-type: none">○ 25% to remain City-operated○ 75% operated by the YMCA

Financial Comparison:

Capital Costs



Total Project Size: 120,000 sq/ft	
City-Only: \$78.5 million <i>(new construction + \$500,000 site selection)</i>	City + YMCA: \$57.4 million <i>New construction + remodeled construction - YMCA \$4M investment)</i>
New Construction (\$650 per sq/ft)	
120,000 sq/ft \$78 million	76,000 sq/ft \$49.4 million
Remodeled Construction (\$400 per sq/ft):	
N/A \$0	30,000* sq/ft \$12 million <i>*Current facility is 44,000 sq/ft total</i>

Capital Savings:

\$21.1 million

Financial Comparison:

20-Year Operating Costs for Taxpayers



City-Only: \$25.4 million	City + YMCA: \$6.35 million <i>(25% Grove City Parks & Recreation; 75% YMCA)</i>
Start Up Costs (Years 1-3), as estimated by Grove City	
\$5M total	TBD. \$0 for YMCA's 75% of operations, estimated \$1.25M for City's 25% of operations
Annual Operating Costs Paid by Taxpayers (Years 4-20)	
\$1.2M annually \$20.4M for 17 years	\$300,000 annually (25% of \$1.2M) \$5.1M for 17 years

20-Year Operating Savings:

\$19.05 million

The YMCA does not use taxpayer dollars to fund operations.

Financial Comparison: Average Annual Family Memberships



Annual Family Membership Cost - 2 adults + children	
City-Only: Resident Membership + Tax Increase	City + YMCA: Resident Membership
\$1,330 estimate \$864 membership <i>(based on Hilliard's rate)</i> + \$466 average tax increase <i>(based on 2024 Grove City median household income of \$93,000)</i>	\$800 Membership at 10% discount for residents/City employees <i>(based on current rates)</i>

YMCA offers financial assistance to ensure access to programs and membership for all.