



COMMUNITY CENTER PROPOSAL



There has never been a better time or opportunity for Alton to build its own Community Center.

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Introduction

The Riverbender.com Community Center was founded just over 10 years ago in 2010. It has served tens of thousands of teens over the years and has been a great asset for people of all ages and our community in general. It has been enjoyed by senior citizens, toddlers, middle schoolers, high school volunteers, sports teams, school clubs, non-profit organizations, churches, and many others.

In addition to its well known dances, lock-ins, and friday open play, the Riverbender Community Center has been a venue for educational programs, summer camps, music programs, an after school program in partnership with Hayner Library, hundreds of birthday parties, after-prom parties, fundraisers, concerts and much more.

Hopefully, you are familiar with Alton's only community center and have a success story or two from family members or friends who have enjoyed the center over the years. Without question, it has made a positive impact on our youth and provided unique opportunities for so many.

I stand here in front of you today in hopes that you will help me continue this service to our community well into the future. With the help of so many, I have carried the ball for the last ten years and now I need the City of Alton and its Parks & Recreation Department to take the reins to ensure this service is available to our community for many years to come.



Proposal

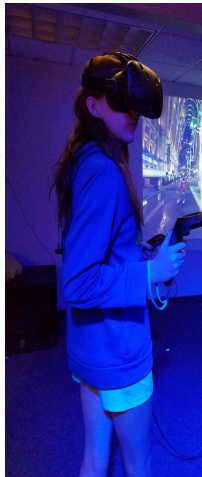
- 1) The Riverbender Community Center proposes to GIFT all of its assets, inventory, furnishings, games, and cash reserves to the City of Alton with the understanding that its Park and Recreation Department will operate and provide similar services to the community in the existing facility located at 200 W. 3rd Street.
- 2) The current Community Center Advisory Board and volunteers will continue to support the operation during a reasonable transition time in cooperation with Park and Rec staff and other community volunteers.
- 3) The Park and Recreation Department will manage at least one full or part-time employee who will act as the Director of the Center. The funding for this position is available in the current operating budget of the community center. (No additional investment should be needed from the city budget)
- 4) The Park and Recreation Department will manage at least three part-time employees who will act as event chaperones. The funding for these positions is also available in the current operating budget of the community center. (No additional investment should be needed from the city budget)
- 5) The City of Alton will establish an appointed Volunteer Community Center Commission of at least 5 members to assist in the effective organization and operation of this facility and its core mission. This commission may initially be filled with the current Community Center Board of Directors.
- 6) The City of Alton will take on a minimum of a 3 year lease. The pre-negotiated lease rate of \$2,000 for 15,000 sq. ft. plus \$2,000 in utilities is consistent with what we have paid for the last 10 years and is well below market value. The new owner of the building has offered this rate for the next 5 years if the City of Alton decides to extend the lease.
- 7) Upon acceptance of this proposal and the signing of the lease, The Riverbender Community Center will transfer all remaining cash reserves to the City of Alton in a separate operating fund specifically for the management and operation of the community center.



Opportunity without Risk

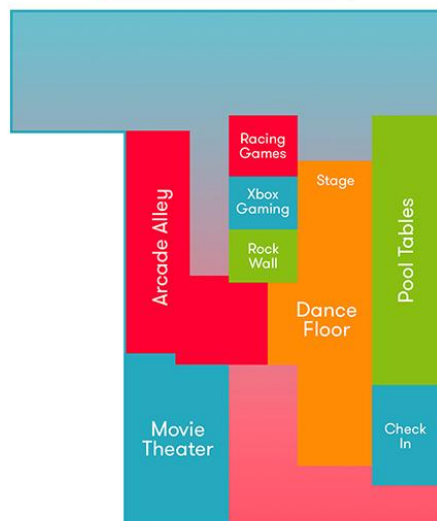
This gift of a “Turn-Key” Community Center complete with games, equipment, and cash reserves provides a unique opportunity for the City of Alton and its citizens without investment or risk. The Riverbender Community Center has served tens of thousands of visitors and has had hundreds of successful events but we have only scratched the surface of what can be done in this facility. With the help of the Park and Recreation Department and other community stakeholders, so many new programs and services can be provided in this truly unique space.

The current operation is self-sustaining so there is no initial investment required and the on-going operations cover all the necessary expenses. The types of programming that can be done in this facility also open up abundant grant and donation opportunities. A short lease of 3 years provides the opportunity and flexibility without any long term risk.

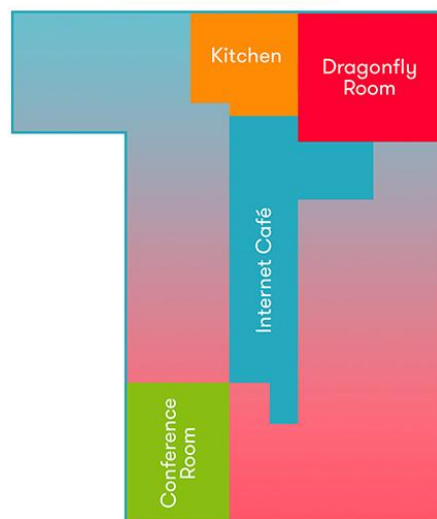


Virtual Tour

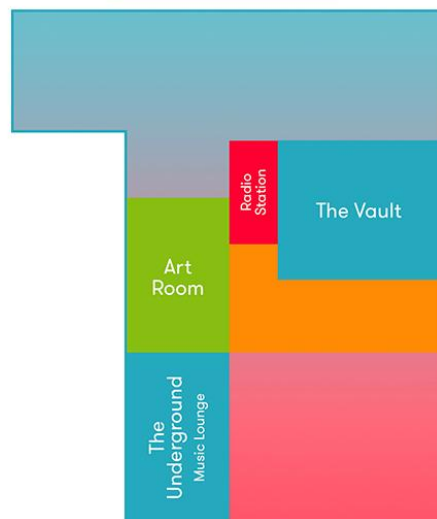
Main Floor



2nd Floor



Basement



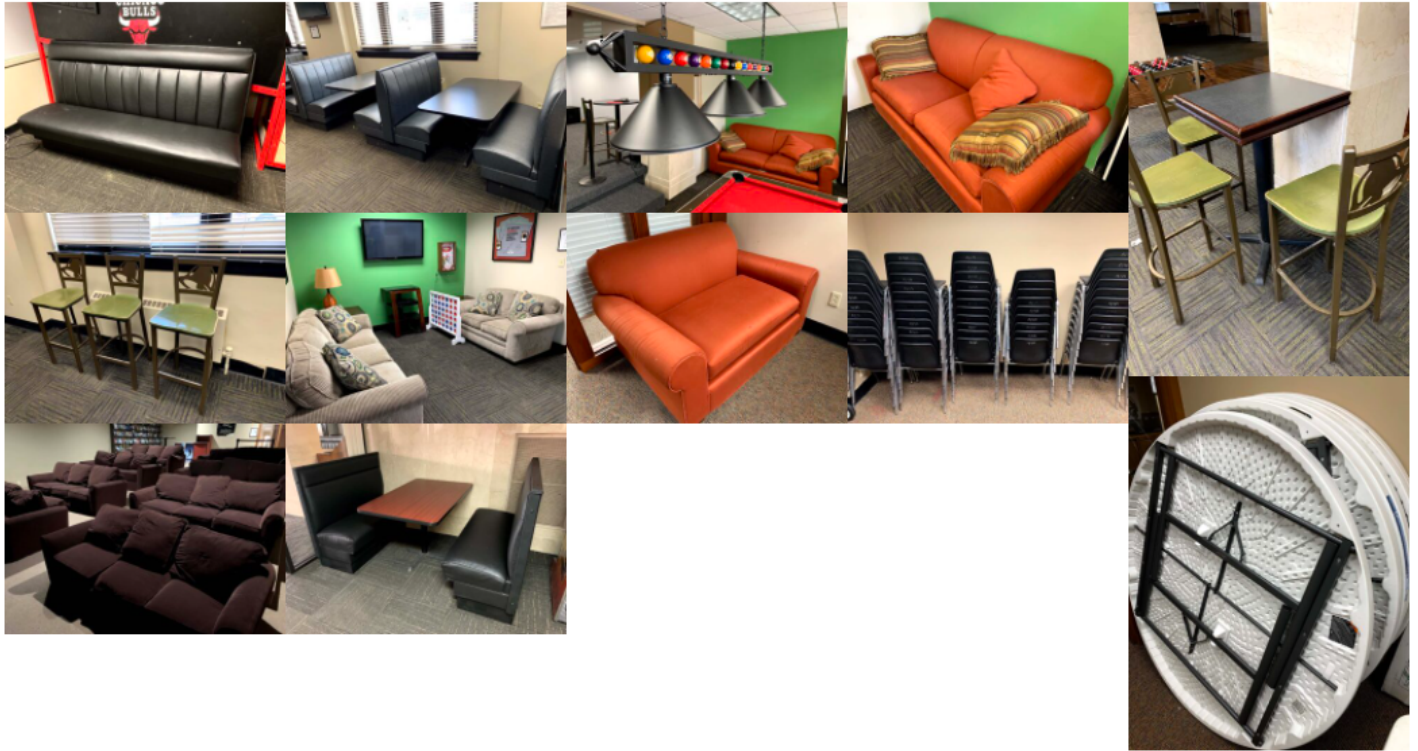
Inventory

Over the last ten years, through fundraising efforts, donations, and operating surplus, we have been able to amass a great deal of gaming inventory, computers, equipment, and furnishings. The replacement cost of this inventory would be well in excess of \$200,000. This donation of equipment to the city eliminates the need for any initial startup capital.

Games



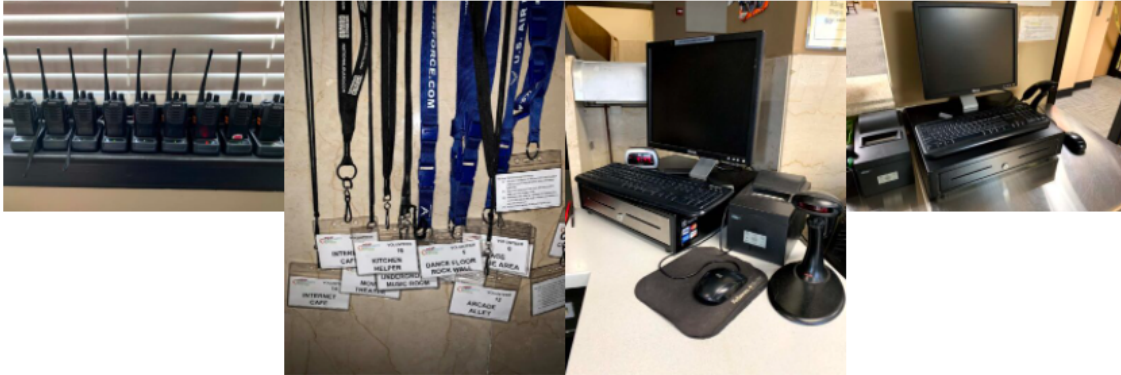
Furniture



Kitchen Equipment



Office Equipment



Sound Equipment

