

AGENDA
MAPLEWOOD CITY COUNCIL
MANAGER WORKSHOP

6:00 P.M. Monday, September 22, 2025

City Hall, Council Chambers

Pursuant to Minn. Stat. 13D.02, one or more councilmembers may be participating remotely

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. APPROVAL OF AGENDA**
- D. UNFINISHED BUSINESS**
 - 1. YMCA/MCC Discussion
- E. NEW BUSINESS**
 - None
- F. ADJOURNMENT**

RULES OF CIVILITY FOR THE CITY COUNCIL, BOARDS, COMMISSIONS AND OUR COMMUNITY

Following are rules of civility the City of Maplewood expects of everyone appearing at Council Meetings - elected officials, staff and citizens. It is hoped that by following these simple rules, everyone's opinions can be heard and understood in a reasonable manner. We appreciate the fact that when appearing at Council meetings, it is understood that everyone will follow these principles:

Speak only for yourself, not for other council members or citizens - unless specifically tasked by your colleagues to speak for the group or for citizens in the form of a petition.

Show respect during comments and/or discussions, listen actively and do not interrupt or talk amongst each other.

Be respectful of the process, keeping order and decorum. Do not be critical of council members, staff or others in public.

Be respectful of each other's time keeping remarks brief, to the point and non-repetitive.

THIS PAGE IS INTENTIONALLY LEFT BLANK

CITY COUNCIL WORKSHOP STAFF REPORT

Meeting Date September 22, 2025

REPORT TO: Michael Sable, City Manager

REPORT FROM: Michael Darrow, Assistant City Manager/Human Resources Director

PRESENTER: Mike Darrow, Assistant City Manager/Human Resources Director
 Danette Parr, Community Development Director
 Joe Rueb, Finance Director
 Steve Love, Public Works Director

AGENDA ITEM: YMCA/MCC Discussion

Action Requested: ☐ Motion ☒ Discussion ☐ Public Hearing

Form of Action: ☐ Resolution ☐ Ordinance ☐ Contract/Agreement ☐ Proclamation

Policy Issue:

The City and the YMCA of the North (YMCA) are currently bound by a lease agreement that extends through October 31, 2026. The City Council will be asked to consider both short- and long-term approaches to the partnership with the YMCA, as well as strategies for addressing the future of the 32-year-old Maplewood Community Center building.

Recommended Action:

Discussion only.

Fiscal Impact:

Is There a Fiscal Impact? ☐ No ☒ Yes, the true or estimated cost is \$20,000,000 over 10 years.

Financing source(s): ☐ Adopted Budget ☐ Budget Modification ☐ New Revenue Source
☐ Use of Reserves ☒ Other: To be determined.

Strategic Plan Relevance:

☒ Community Inclusiveness ☒ Financial & Asset Mgmt ☐ Environmental Stewardship
☐ Integrated Communication ☒ Operational Effectiveness ☐ Targeted Redevelopment

The YMCA of the North provides services to Maplewood residents. The building is owned by the City and capital improvement costs are currently shared between the two entities

Background:

Our discussion this evening represents the third installment in a three-part series focused on the YMCA and the YMCA/MCC building.

Earlier this year, the City Council invited senior staff from the YMCA Maplewood facility to present an overview of programming and operations related to our ongoing lease and partnership agreement. That presentation included information on organizational operations, programming, membership demographics, and impacts of both pre- and post-COVID conditions.

This summer, as the second part of the series, staff shared findings from a Leo A Daly facility assessment. The report provided a detailed review of the building's mechanical, electrical, structural, and safety systems, along with associated cost estimates. Repair costs were categorized by priority and are projected to exceed \$20 million over the next 10 years - exclusive of any redesigned or repurposed work.

Tonight, as part three of this series, staff will provide a comprehensive overview of:

- Partnership history
- Lease history and obligations
- Financial commitments
- Facility assessment findings and gym floor repair needs
- Appraisal findings
- Trends
- Risk analysis

Following this presentation, the City Council will discuss and identify additional information needed to provide direction on potential next steps.

Attachments:

1. PowerPoint Presentation



Maplewood YMCA Community Center Future Planning

September 22, 2025

Meeting Purpose

- Evaluation of existing conditions
- Our Partnership and History
- Building and Amenities
- Financial Overview
- Trends
- Risks
- Next Steps

Purpose, History, Campus, Building Size



Details

- The site is 8.6 acres
- Building built in 1993
- The building has 87,350 square feet of net rentable area
- Part of a city-wide campus:
 - YMCA, Park Maintenance Building, City Hall and Police Department, Public Works, Ramsey County Court Building and walking trails, pond and open spaces

A photograph of the exterior of the Maplewood Community Center. The building features a brick facade and large glass windows. A set of concrete stairs with white metal railings leads up to the entrance. The text "MAPLEWOOD COMMUNITY CENTER" is visible on the building's facade. A large white text overlay reads "Partnership with YMCA".

Partnership with YMCA

Partnership

- In 2010, there was a facility study that indicated roughly \$10,000,000 in upgrades needed for the building
- The partnership with the YMCA began in 2012 through informal conversations
 - The MCC was operating at a deficit
 - City sought a partnership with the YMCA
- In 2016, a formal agreement and partnership was reached with the YMCA for 10 years

Lease Agreement

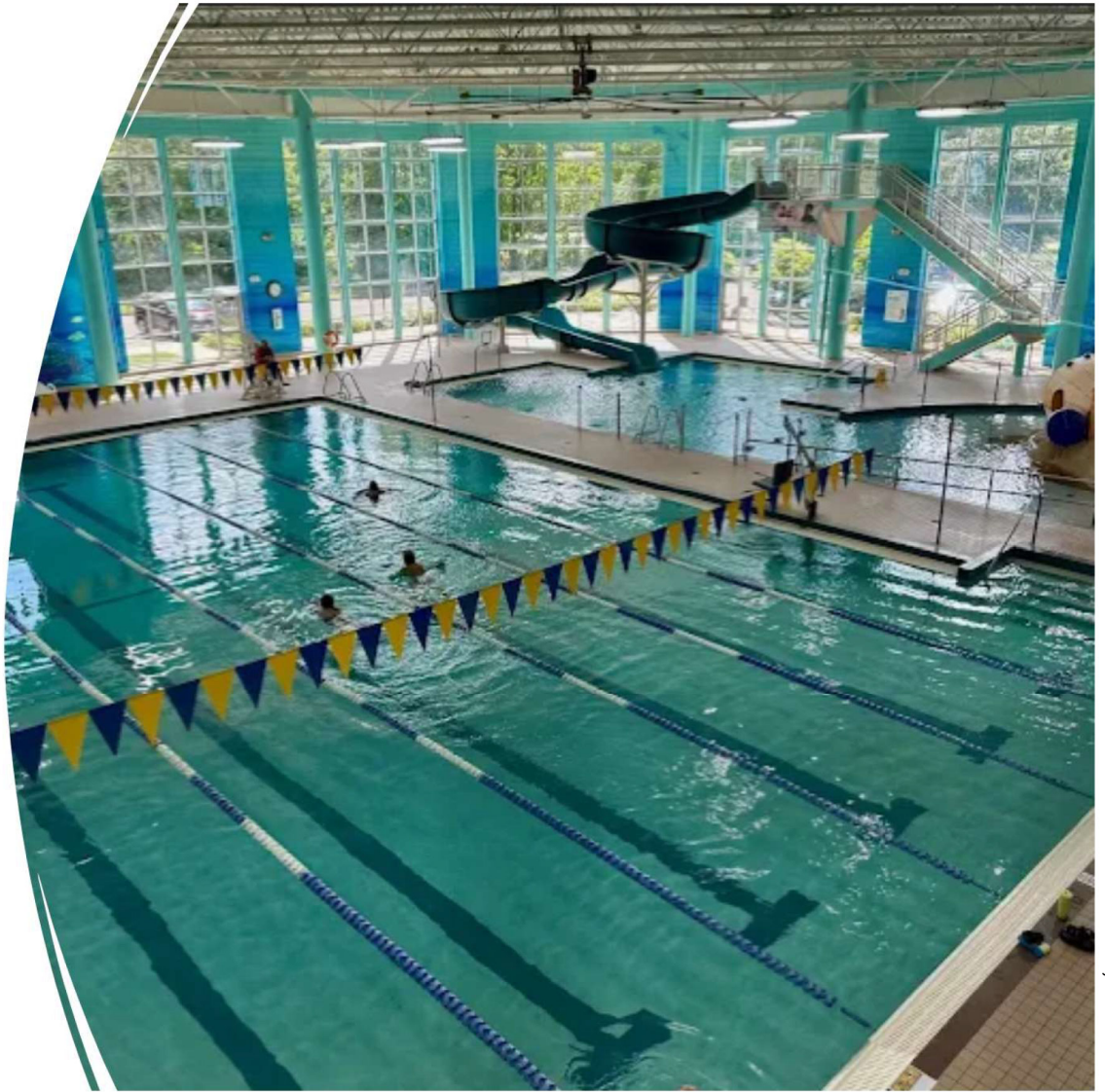
- The lease agreement runs November 1, 2016 - October 31, 2026
- Five amendments to the lease, including transferring capital contributions to operations due to the pandemic and a gym floor replacement
- A sublease agreement with Ashland Productions expires in May of 2026

Financial History



Financial History

- The original contract called for a combined investment of approximately \$4,858,594 in capital improvements over ten years
- The City provides ongoing capital investment inside the building and exterior maintenance
- Annual investment averages \$214,000 per year



Leo A Daly Report



Facility Condition Findings

-
- Leo A Daly conducted a comprehensive facility assessment of the building in July 2025
 - Estimated repairs of \$20,000,000 over the next 20 years
 - The report was broken down into four priority areas
 - Immediate, High Priority, Medium Priority, and Low Priority
 - Does not include enhancements of the space, upgrades, or redesign

Immediate Priority 0-1 years

- Life Safety and Urgent Repairs \$600,000-\$800,000 (doesn't include gym floor repair)
 - Roof system testing and gym drainage
 - North stairs rebuild
 - Air handling and air quality
 - Pool and spa upgrades
 - Code and safety work

High Priority 1-5 years



MAJOR SYSTEM
REPLACEMENT \$7-
\$10 MILLION



ROOF
REPLACEMENTS



POOL UPGRADES



MECHANICAL
SYSTEMS



MASONRY AND
TUCKPOINTING

Medium Priority 5-10 years

-
- Finishes and Space Modernization \$2 - \$2.5 million
 - Steel canopy repairs
 - Theater seating replacement

Low Priority 10 years +



END OF LIFE
REPLACEMENTS -
\$600,000 TO \$800,000



MECHANICAL
REVIEWS



WALKING TRACK
UPDATES



THEATER BOOTH
FINISHES



POOL TILE AND SPA
UPGRADES

Gym Floor and Grade Findings



Gym Floor Flooding

- The gym floor has been experiencing significant flooding which caused the YMCA to remove the flooring earlier this summer
- A separate study was completed in August of 2025
- The root cause of the issue was poor waterproofing and thru-wall flashing systems at and below grades on all exterior gym walls and as well as exterior doors
- Poor grading, lack of gutters and downspouts and no vapor barriers

Cost Considerations

\$600,000-\$900,000 to repair the flooding issue

- New gym floor
- The project includes waterproofing and flashing replacements
- Concrete work
- Drainage improvements
- Roof drainage systems
- Door and threshold repairs

Appraisal Findings



D1, Attachment 1

Evaluation Process

- Commercial Appraisal of Maplewood YMCA Community Center - August of 2025
- The property included a 90,000 +sq. ft. community center (built 1993, average condition) and a 10,800 sq. ft. ancillary storage/maintenance building (built 1988)
- Amenities include fitness facilities, gymnasium, lap and leisure pools, theater, banquet rooms, and classrooms

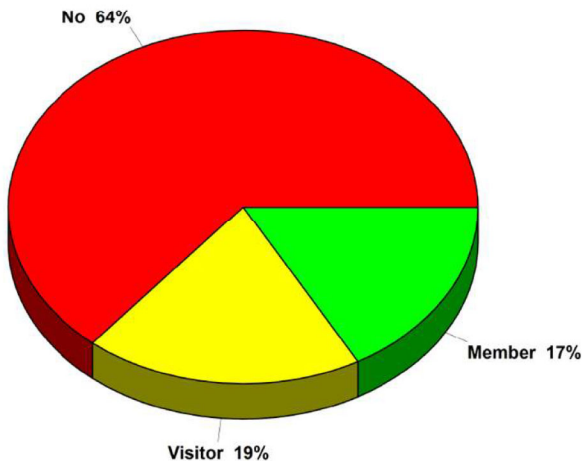
Appraisal Scenarios

- **As Vacant Land – Residential/Commercial: (Highest & Best Use)**
 - Market Value: **\$3,950,000**
 - \$11.11 per SF usable land
- **As Vacant Land – Office Development:**
 - Market Value: **\$1,460,000**
 - \$4.11 per SF usable land
- **As Is – As Improved:**
 - Market Value: **\$100,000**
 - \$1.14 per SF of net rentable area

Survey Results

Morris Leatherman Survey

2025 City of Maplewood

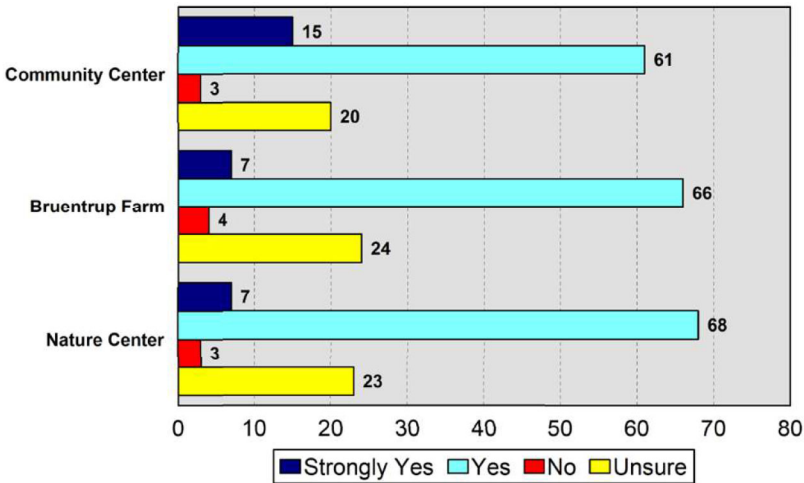


Morris Leatherman Company

E1, Attachment 1

Important Asset to Maintain

2025 City of Maplewood



Morris Leatherman Company

E1, Attachment 1

Demographic Changes

- Since 2000, Maplewood has become more racially and ethnically diverse community
- The biggest growth share has been among Asian residents and Hispanic/Latino residents. (Sources: city profile, Census/ACS summaries.)

Diversity in Maplewood

1990

93%

Caucasian | Non-Latinx

2020

53.31%

Caucasian | Non-Latinx

Asian Non-Latinx	22.44%
Hispanic Non-Latinx	9.51%
African American Non-Latinx	8.55%
More than one race Non-Latinx	4.95%
Other Non-Latinx	0.89%
American Indian Non-Latinx	0.36%

According to the U.S. Census Data.

Trends for Community Spaces



Market Trends of Community Centers

- Since the 1990's there has been less focus on large-scale "gym and swim" spaces
- In 2010, larger "gym and swim" organizations declined to partner or invest in the MCC building
- Focus on community programming
- Opportunities for multicultural engagement and provide for an assortment of activities

An aerial photograph of a large, modern building complex, likely a school or government building. The central part of the building features a circular structure with a grid of solar panels on its roof. The building is surrounded by several parking lots filled with cars. In the background, there are roads, other buildings, and some greenery. The text "Findings and Considerations" is overlaid in the center of the image.

Findings and Considerations

Findings

- The MCC/YMCA building is 32 years old
- The building will require an investment of approximately \$20,000,000 over the course of the next 20 years for improvements
- This does not consider any funds for redesign or repurposing space for emerging trends (add to slide)
- Immediate funds needed within the next five years is over \$10 million

Risk Considerations

- Financial
- Structural
- Partnership
- Future



Financial Risk

- The City is obligated to invest capital funds through the term of the lease. In 2021, 2023, and 2024, funds designated for capital costs were used for operational purposes due to COVID
- The building's structural integrity is becoming compromised. No capital replacement funding established
- The risk of limited investment would continue to create structural issues and increase safety concerns if the building remains occupied

Structural Risk

- Without significant investment, the building will continue to deteriorate impacting safety and structural components
- Since 2012, there have been very modest cosmetic repairs. Most community spaces have areas that have not seen significant upgrades since the early 1990's
- Investments in this building could potentially impact investments in other municipal facilities

Partnership Risk

- The YMCA has been a good community partner with the City since 2016
- The current revenue model continues to show a decrease in revenue for both the YMCA and City of Maplewood
- The current lease arrangement excludes members of our community who currently aren't paid members
- An immediate investment is required over the next 5 years

Future

- If the City invests \$20,000,000, will it continue to own and operate for the next 30 years?
- Local Sales Tax Analysis – if a new local sales tax is considered, how much of that would go toward updates
- Community Trends Market Analysis - Our city and community needs are changing as are our demographics.
- Where should we continue to invest in community spaces and places?



Discussion and Questions