

SENIOR ADVISORY BOARD

Minutes of the March 7, 2016 Meeting

The meeting was called to order at 9:30 a.m. in the meeting room of the Oak Ridge Senior Center by Chairperson Elizabeth Batchelor.

ECAB members present: Susan Asbury, Marty Adler-Jasny, Elizabeth Batchelor, Gene Dunaway, Pat Gengozian, Delores Moyer, Hal Schmitt., Robert Smallridge, and Wendy Williams.

ECAB members absent: Alfred Skyberg.

Also present: Linda McGhee, Recreation Manager, Oak Ridge Senior Center and Recreation and Parks Director Jon Hetrick.

VISITORS: Ellen Smith, John Huotari, Nancy Stanley, Manny Hertz, Charles LaLoggia and Andrew Girard.

MINUTES APPROVAL: Minutes of the February 1, 2016 meeting were approved.

APPEARANCE OF CITIZENS

None

REPORTS

SENIOR CENTER RECREATION MANAGER REPORT

Linda McGhee reported the following:

- 1.) The March Calendar of Activities was distributed. The Senior Center will be closed on Friday, March 25th and Saturday March 26th for the Easter Holiday.
- 2.) AARP Income Tax Assistance is ongoing and appointments can be made by calling the Senior Center Office at 25-3999.
- 3.) There will be two lunch and learns in March. Check the calendar and sign up in the main office.
- 4.) AARP Drivers Safety Class will be held on Saturday, March 12th from 8:30 a.m. to 4:30 p.m. Cost is \$15 for AARP members and \$20 for non-members.

RECENT ACTIONS OF CITY COUNCIL

None

OAK RIDGE SENIOR FOUNDATION REPORT

None

UNFINISHED BUSINESS

Committee reports regarding sites for an Oak Ridge Senior Center began with a look at the YWCA building. Realtor and Oak Ridge resident Nancy Stanley was invited to speak by board member Marty Adler-Jasny to provide more information on the property. (Handouts attached at end of minutes.) Ms. Stanley spoke to the history of the building since it was built in 1980 as well as upcoming plans for the best use of the building moving forward. The building is currently in receivership due to delinquent taxes. Since 2008, the building has not been under a 501c3 organization and taxes of at least 90,000 will need to be paid by whoever is determined to be the best suited user of the building. A preference will be given to an organization that will use it in much the same way as the original intent to help battered women.

The next site option was the Pine Valley/Preschool building on New York Avenue and was presented by Robert Smallridge. (Handouts attached at end of minutes.) There would be several issues with this site. The first is that it is currently occupied by the Oak Ridge Preschool and School Administration. Parking is also a problem as it is with a steep divided parking area. Another issue is the cost associated with demolishing and reconstructing and/or renovating due to asbestos.

The next site option, presented by board member Pat Gengozian, was the current Emory Valley Road location. (Handouts attached at end of minutes.) Some issues noted were high cost of renovation both due to the age of the building and also asbestos in the building. Several board members mentioned the possible high costs and that city shouldn't commit an undetermined amount of money for the project.

Board member Gene Dunaway took a few minutes to speak about several sites that had been looked at in the Oak Ridge area either by him or by city staff in years past. These included several area empty church buildings, retail spaces, restaurants, offices, etc. They were all not eligible for various reasons. Some are that they are no longer on the market, been torn down, or being used for other purposes. (Photos attached at end of minutes.)

The final site option for consideration was the Civic Center/Bissell Park area and was presented by board member Hal Schmitt. (Handouts attached at end of minutes.) This site has issues with parking and space available for senior programs. Space dedicated for Senior only activities would have to be added and parking would have to be reconfigured. Some of the positives for this site would be use of the gym, pool, and library as well as the trail and park area.

Board members discussed the many pros and cons associated with each site option and decided that the Civic Center would be the best option to locate a Senior Center for Oak Ridge. Reasons included the current amenities at the site such as the gym, pool, park, and library as well as the lower cost to add space and use existing space at the Civic Center. A motion to focus on the Civic Center site exclusively was made and approved by a unanimous vote of board members present.

Committee chair Hal Schmitt will write a letter of recommendation to City Council and the City Manager to formally request \$50,000 to be included in the FY 2017 budget to fund a conceptual design study for the Civic Center area to find out what area and amount of space would best suit the needs of Oak Ridge Seniors and would fit the site area.

Officer elections were held for position of Chairperson and Vice chairperson. The vote was unanimous to keep Elizabeth Batchelor as Chairperson and Robert Smallridge as Vice chairperson for another year.

NEW BUSINESS

None

ANNOUNCEMENTS

None

ADJOURNMENT

The meeting adjourned at 11:15 a.m.

Submitted by

Linda McGhee, Recreation Manager

Elizabeth Batchelor, Board Chairperson

Former YWCA Building, 1660 Oak Ridge Turnpike

Nancy Stanley will attend the SAB meeting and update the group on the current situation at the Y. She has been a participant since the initial construction of the building, and was in the group bringing suit to recover the buildings and properties. In addition to the Y there is also a house that was used as a shelter for abused women.

A quick summary: In October 2015, the Chancery Court ordered the buildings and properties into receivership with attorney Neil McBride as receiver. Currently there are unpaid taxes (property, payroll, etc.) and penalties, plus other debts of over \$100,000.

The Y building, built I believe in the 1980s, has a large meeting room accommodating large groups, large attached kitchen, and a number of smaller rooms, office space and rest rooms. It is located on approximately 4 acres, some of which would be available for sale. There is a parking lot in need of repair. No other amenities are nearby (walking trail, access to other public services.) There is some rent-adjusted housing nearby. The access to the Turnpike has no traffic light. There is no covered access for drop-off, but the building appears to be handicap-accessible.

Notes:

YWCA - Oak Ridge

1660 Oak Ridge Turnpike, Oak Ridge, TN 37830

Listing ID: 28841549
Status: Active
Property Type: Office For Sale
Office Type: Institutional, Medical
Size: 11,120 SF
Sale Price: \$995,000
Unit Price: \$89.48 PSF
Sale Terms: Cash to Seller, Purchase Money Mortgage



Property Overview

This property consists of 4 plus acres on Oak Ridge Turnpike improved with a 11,120 square foot Masonry building. There is a large 2100 square foot open room as well as multiple offices of various sizes. There is a commercial kitchen capable of preparing 3 meals a day for the Boy and Girls Clubs.

The lot fronts 332 feet on the turnpike and is 555 feet deep on the right hand side. There is approximately 1.5 level acres behind the building that could be used for additional parking or another building.

REDUCED OVER \$300,000 IN OCTOBER

More Information Online

<http://www.kaarcie.com/listing/28841549>

QR Code

Scan this image with your mobile device: "



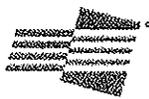
Listing Details

General Information

Listing Name:	YWCA - Oak Ridge	Zoning:	0-2
Tax ID Number/APN:	0990 A 007.00	Class of Space:	Class B
Office Type:	Institutional, Medical, Mixed Use, Flex Space,	Building Size (RSF):	11,120 SF
	Office Building	Land Area:	4 Acres
Property Use Type:	Vacant/Owner-User	Sale Terms:	Cash to Seller, Purchase Money Mortgage

Location

Address: 1660 Oak Ridge Turnpike, Oak Ridge, TN 37830
County: Anderson
MSA: Knoxville



LOCATION

Property Address 1660 Oak Ridge Tpke
Oak Ridge, TN 37830-4921

Subdivision

County Anderson County, TN

PROPERTY SUMMARY

Property Type Commercial
Land Use Personal Services
Improvement Type Rec/Bowling
Square Feet 10744

GENERAL PARCEL INFORMATION

Parcel/Tax ID 0990 A 007.00
Special Int 000
Alternate Parcel ID
Land Map 0990
District/Ward 02
2010 Census Trct/Blk 205/1
Assessor Roll Year 2015



CURRENT OWNER

Name Y W C A Oak Ridge Chapter
Mailing Address 1660 Oak Ridge Tpke
Oak Ridge, TN 37830-4921

SALES HISTORY THROUGH 01/15/2016

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page or Document#
11/1/1985		Y W C A Oak Ridge Chapter				J-16/278
3/9/1982						L-15/1007

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2015	Assessment Year	2015	Oak Ridge	2.52
Appraised Land	\$482,900	Assessed Land		Anderson	2.5945
Appraised Improvements	\$340,000	Assessed Improvements			
Total Tax Appraisal	\$822,900	Total Assessment	\$329,160		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2015	\$8,294.83	\$8,540.06	\$16,834.89
2014	\$8,375.52	\$8,224.83	\$16,600.34

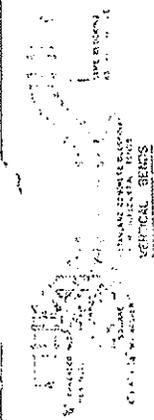
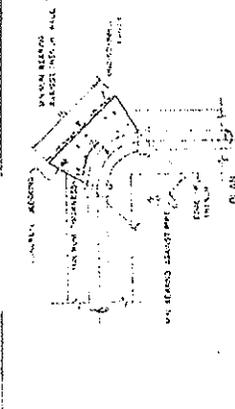
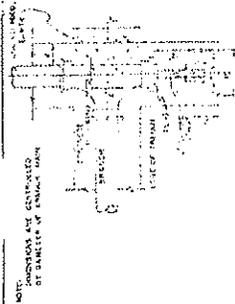
MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

NO.	DESCRIPTION	DATE	BY
1	FOR CLASSIFICATION		
2	FOR REVISIONS		
3	FOR APPROVAL		
4	FOR RECORD		



TEER, CROSSES AND FLOORS

HORIZONTAL BEAMS

VERTICAL BEAMS

SECTION



CONCRETE THRUST BLOCKING



PIPING PLAN
1/28 11-6

NEW FACILITY
YWCA BUILDING
OAK RIDGE,
TENNESSEE

PIPING PLAN

WILLIAMS
ENGINEERS
AND ARCHITECTS

School Administration/ Preschool (Pine Valley Site)

Ownership:

City of Oak Ridge (Site & building are currently under control of the Board of Education. In the event the Board of Education declares that the facility is no longer needed for legitimate educational purposes, the land and building revert back to the City for ultimate disposition.

Total Acreage: 6 Acres

Location: 304 New York Ave

Availability:

Dependent on timeframe for relocation of the Preschool and School Administration Offices. The City has approved the expenditure of up to \$500,000 for architectural/engineering studies on a possible site for a new preschool. This does not obligate the City to approve or proceed with the actual construction of a new Preschool. Considering the timeframe for required City approvals, issuance of bonds, construction of a new Preschool, construction and/or renovation of the Pine valley facility once vacated, it is probably not unreasonable to estimate three to four years before a new senior center could be available on this site.

Condition:

Building was constructed in 1943. It has a number of problems that would need to be addressed in the event of a significant renovation. A fairly recent study indicated it could cost up to 6 million dollars to fully renovate and bring the building into compliance with current codes and regulations. Following are some of the building systems that would need to be replaced or upgraded: Electrical System, Galvanized

plumbing needs to be updated, windows are single pane, encapsulated asbestos in hallways and other locations, residential type HVAC gas packs approaching end of useful life, lead based paint, playground has serious moisture problems

Options:

1. Demolish entire building and build new structure for a senior center
2. Demolish a section of existing building e.g. upper wing and build a new senior center in that area
3. Renovate a section of building for a senior center

Costs:

Would be dependent on which of the above options was chosen. New construction--\$150 to \$180 a sq. ft. Other costs would include demolition, asbestos abatement and in the case of renovation, updating building systems and meeting newer code requirements.

Parking:

Most of the parking at the Preschool/Administration Building fronts on New York Ave (approximately 52 parking spaces). There is some limited additional parking on Newcomb Rd. The parking is contained in two levels with a total of 15 steps (2 sets stairs with 7-8 steps each) leading down to the main building entrance. It is a fairly steep slope getting to level ground which I feel would present a significant problem for some seniors. The total amount of parking could also be a problem in terms of some senior events. An alternative parking solution will definitely be needed.

Advantages of Pine valley Site:

- City owned
- Fairly central location, although somewhat removed from main thoroughfares

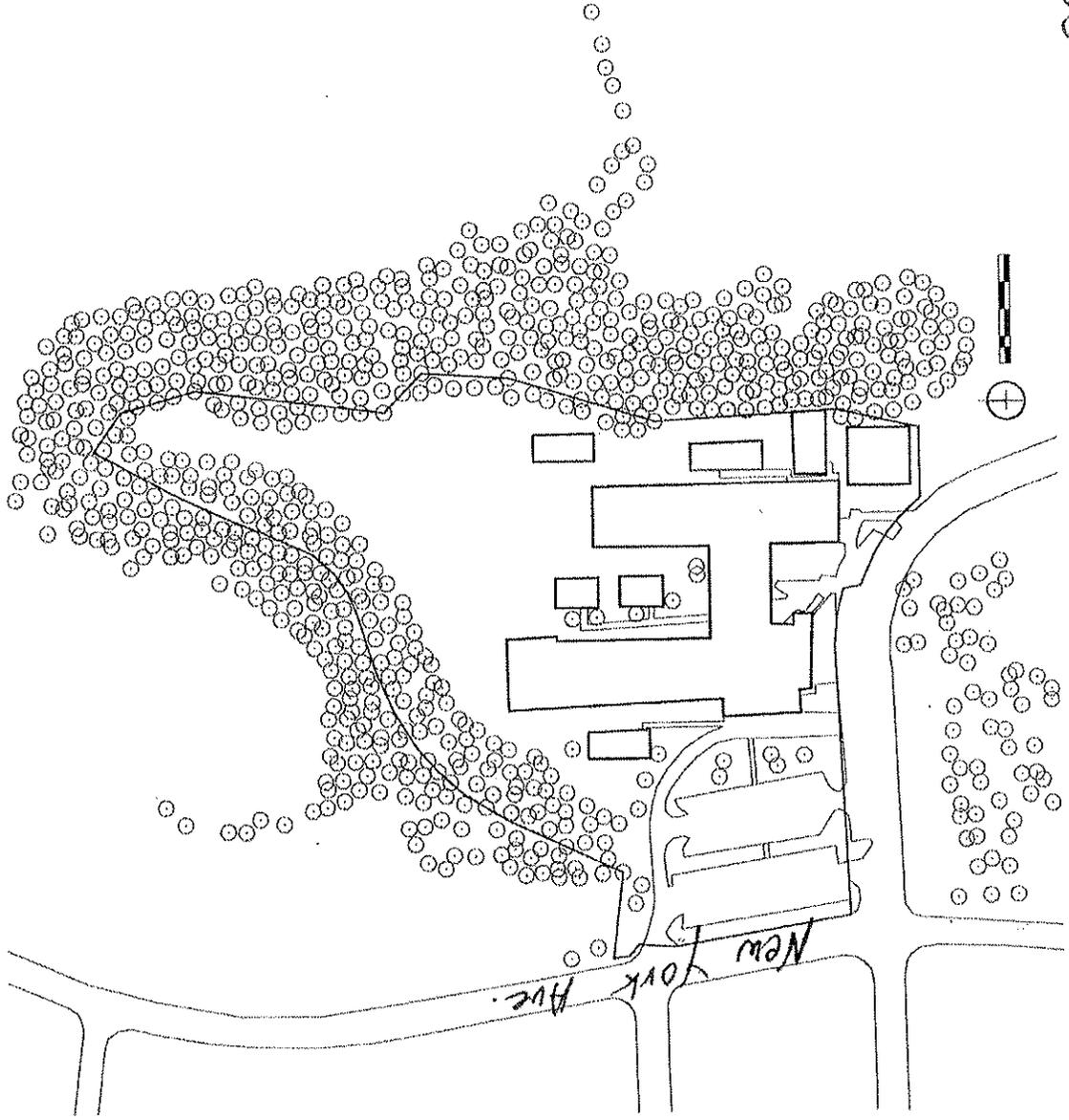
Possible Concerns/issues

- Uncertain timeframe for building/site availability. Dependent on approval and relocation of Preschool and School Administration
- Current age and condition of building and building systems
- Unknown and potential high costs for abatement, demolition and renovation
- Current parking situation would not be satisfactory because of steep slope, stairs
- Vehicle access/egress on to New York Ave

Preschool / School Admin. Bldg.
(Pine Valley)

SITE PLAN

ADMINISTRATION BUILDING



COPOD
associates inc
architecture
engineering

Emory Valley Site/Daniel Arthur Center Building (DARC)

Ownership:	Anderson County Government
Total Acreage:	1.5 Acres (Approximately)
Location:	728 Emory Valley Road
Availability:	Purchase available at end of the City of Oak Ridge's current lease with Anderson Government

Condition: The DARC building was built in the early 1960's as a rehabilitation school. The building is in poor condition as is and has several major issues that must be addressed if renovation is to be considered as an option for permanent location of the Senior Center.

Options:

1. Buy building, demolish and build a new Senior Center.
2. Buy building and renovate to suit needs of a Senior Center.
3. Buy building and use in current state.

Costs: The lease agreement between the City of Oak Ridge and Anderson County states that the City of Oak Ridge can purchase the DARC building from Anderson County for \$1.00.

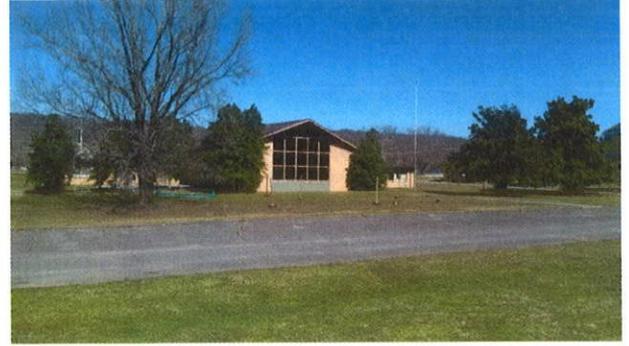
Parking: Parking at the Emory Valley Site is currently shared with the Anderson County Clerk's Office with a total of 111 spaces with 18 of those dedicated as handicapped.

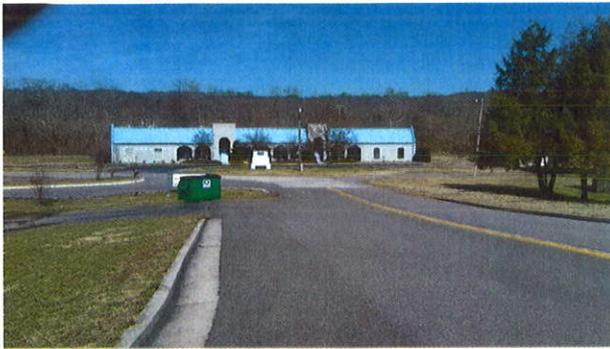
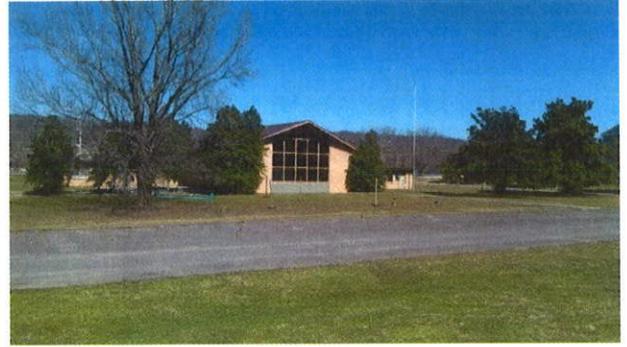
Advantages of Emory Valley Site:

- Low purchase cost
- Awareness of Location
- Centrally located
- Parking (Covered drop off)
- Sufficient space
- New construction or renovation could provide banquet facilities for Senior Center and other organizations

Possible concerns/issues:

- Cost of continued building maintenance would be assumed by the City of Oak Ridge if purchase is made. Currently both the Emory Valley Center and the Oak Ridge Montessori School are tenants in the building.
- Lacking curb appeal
- Entrance/Exit on to main road
- Condition of building
- Heating and Cooling
- Windows
- Roof
- Electrical
- Plumbing
- No multipurpose room
- Lack of City Council support and money





Civic Center Site

Ownership: City of Oak Ridge
Total Acreage: 36
Location: 1401 Oak Ridge Turnpike
Availability: Immediately following approval
Condition: Concrete structure is generally in good condition
Issues with HVAC will need to be addressed

Options: Future engineering/architectural studies will help determine the best option of those listed below

1. New free standing building on site
2. Addition to existing building

Either of the above options would permit the use of Civic Center meeting rooms for senior use (4 rooms, approximately 5000 sq. ft.). Civic Center meeting rooms currently have limited use during the day.

Costs: New Construction \$150 to \$180 a sq. ft. Some costs would be incurred in tying in an addition to the existing facility and meeting ADA requirements.

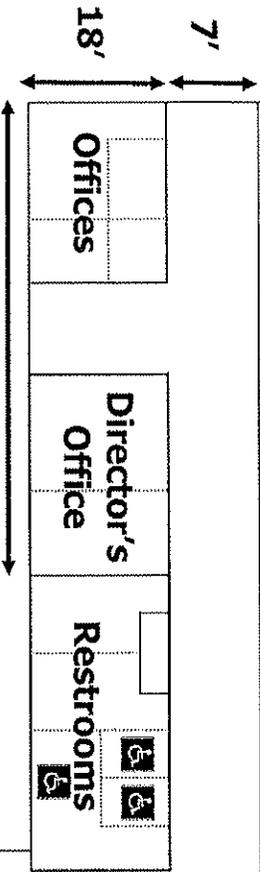
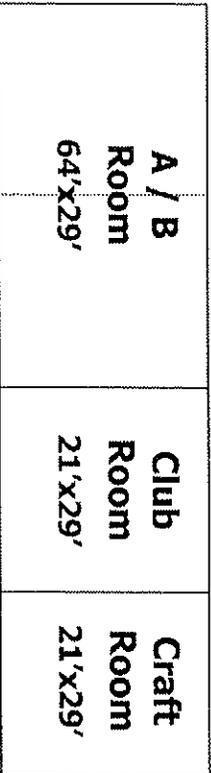
Parking: Additional parking would be needed with appropriate access to the new senior building or addition. The number of new parking spaces and their location would be determined once the type and scope of new construction was determined.

Advantages of Civic Center Site

- City owned
- Central location in the City
- Use of existing Civic center meeting rooms would reduce the size of any new construction required for a senior center
- Proximity to existing Civic Center facilities (library, pool, gym). Outside walking trail and Rotary Historical Walk would provide additional opportunities/activities for seniors
- Central location of Civic Center would permit seniors to park and walk to area stores, restaurants, etc.
- Increased use of existing Civic Center facilities
- Could be savings in personnel and operating costs through combining Civic Center and Senior center facilities

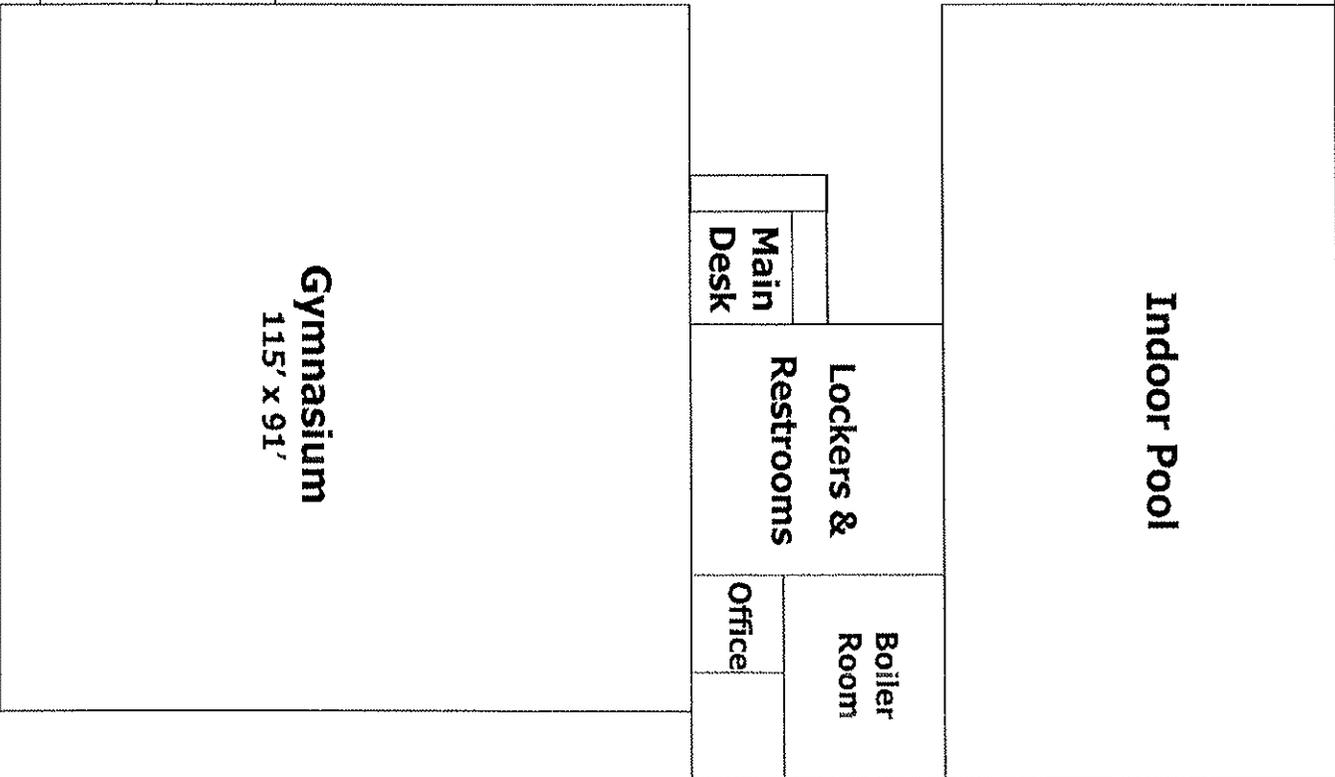
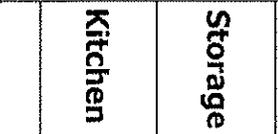
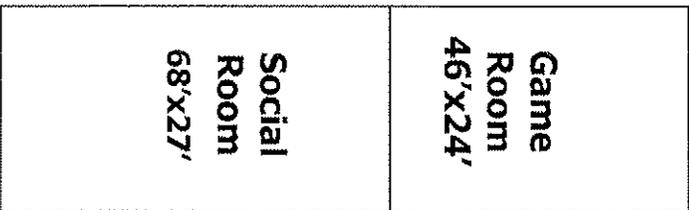
Possible concerns/issues

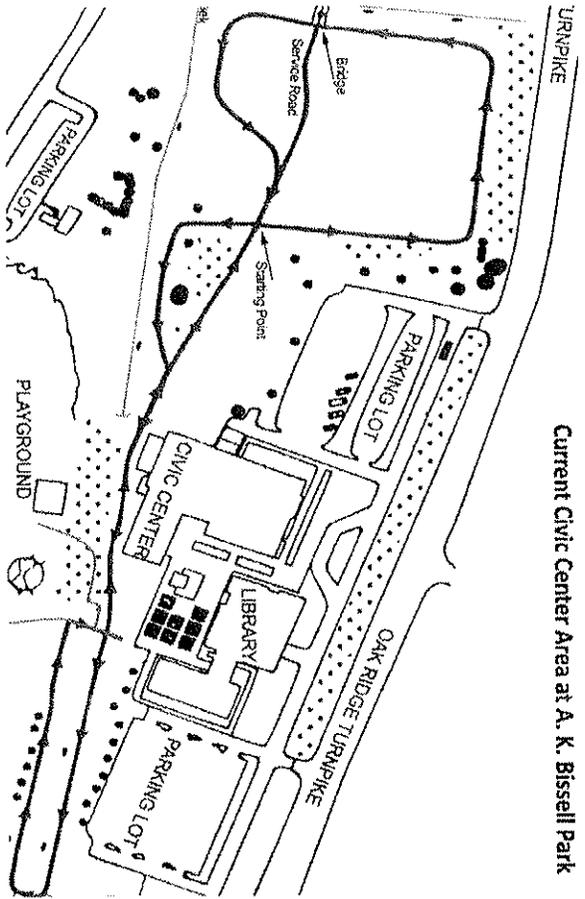
- The addition of senior programs/activities may necessitate the need for coordination in scheduling Civic Center facilities
- Impact of citywide events e.g. Secret City Festival, Halloween Party on use of facilities by seniors
- Impact of summer youth programs on senior activities
- Plan convenient parking and access to new facilities



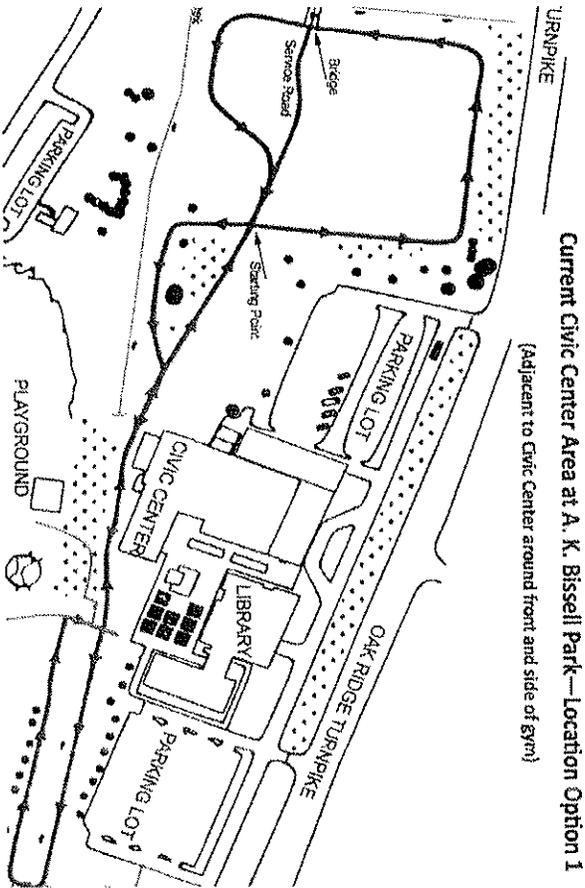
OAK RIDGE CIVIC CENTER Recreation Building

1403 Oak Ridge Turnpike
Oak Ridge, TN 37830

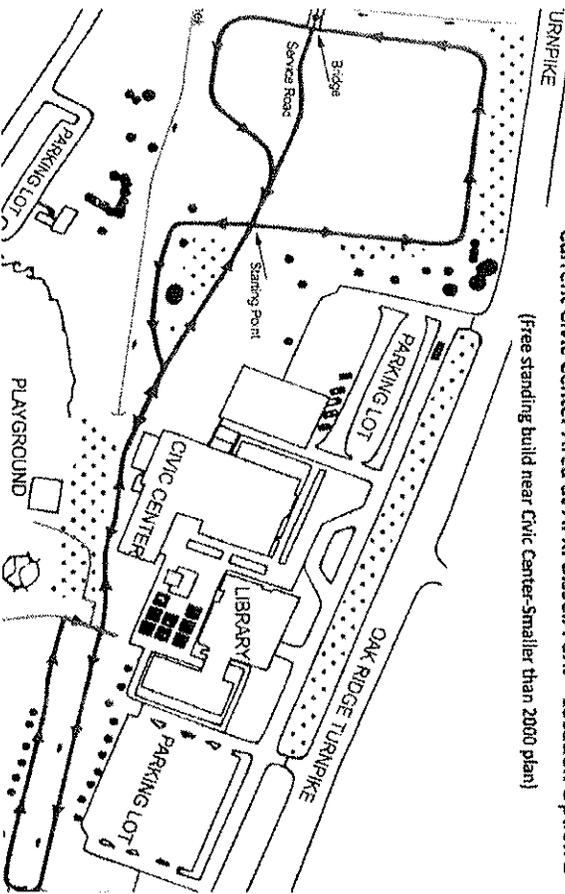




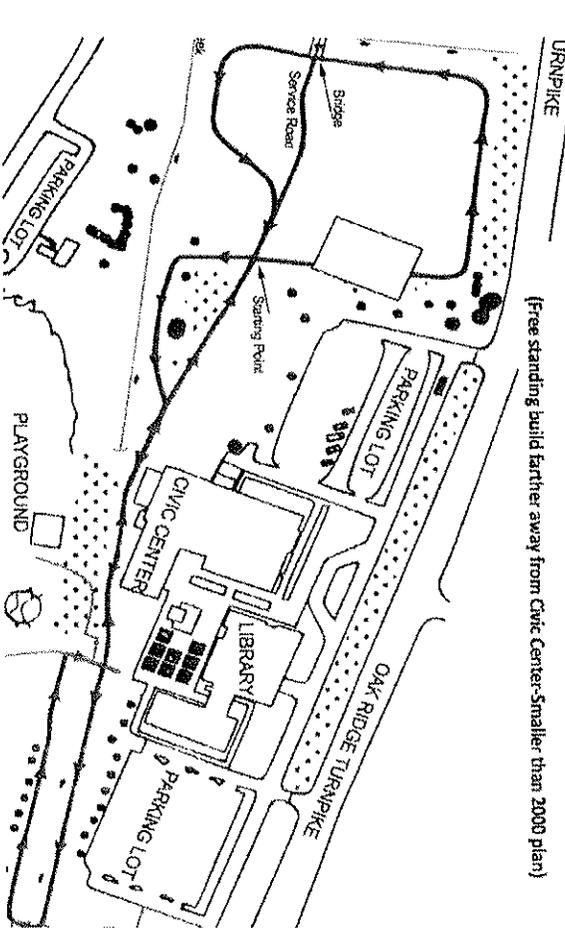
Current Civic Center Area at A. K. Bissell Park



Current Civic Center Area at A. K. Bissell Park—Location Option 1
(Adjacent to Civic Center around front and side of gym)



Current Civic Center Area at A. K. Bissell Park—Location Option 2
(Free standing build near Civic Center—smaller than 2000 plan)



Current Civic Center Area at A. K. Bissell Park—Location Option 3
(Free standing build farther away from Civic Center—smaller than 2000 plan)