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July 2, 2026

Grove City City Council
4035 Broadway
Grove City, OH 43123

Dear Mayor Stage and Grove City Council Members,

On behalf of the YMCA, we are deeply grateful for the dedicated time and thoughtful steps this Council has taken to evaluate the benefits of a joint venture with the YMCA to expand access to critical resources for every generation of residents — building on an existing community asset in partnership with a trusted, dedicated partner.

The YMCA stands ready and excited to partner with the City of Grove City in a joint venture and ongoing partnership to expand the YMCA at Fryer Park and significantly increase recreation services in Grove City. We have demonstrated our commitment to further partnership and expansion to meet the needs of Grove City residents, starting a decade ago in August 2016 by leading a community analysis with the Parks and Recreation Department, in addition to having the YMCA contract with Gro Consulting on community plans. Again in 2023 and 2024, we advanced this commitment to collaboration and expansion by partnering with the Parks and Recreation Department and PROS Consulting on a feasibility study. When funding was approved by Council in December 2025, the joint venture with the YMCA could have been negotiated and executed by Council. By now, we'd delightfully have shovels in the ground, creating a modernized, state-of-the-art facility to meet the needs of the next generation of Grove City residents — *and saving the City and taxpayers millions of dollars by partnering with the YMCA.*

Upon hearing and seeing Pizzuti's presentation during the Special Council Meeting on June 29, 2026, as well as the questions posed by Council during the presentation, we have questions and points for clarification. While we did not have the opportunity that evening to provide our perspective in real time, we would like to use this opportunity to continue that discussion and provide clarity leading up to the next Council meeting on July 6, 2026. We look forward to being there, and we will participate in public comment to answer any questions you have that evening.

What are your thoughts on resident and taxpayer feedback?

- 546 signatures have been presented to Council, from community volunteers, in support of a collaborative partnership between the City of Grove City and the Grove City YMCA for a community center expansion at Fryer Park. Here is what they asked of you by signing the petition:
 - Pause plans for a city-owned and city-operated community recreation center.
 - Enter into a collaborative agreement with the YMCA of Central Ohio to expand the Grove City YMCA at Fryer Park as the community's state-of-the-art, multigenerational community recreation center.
- EMC Research presented a 2025 statistically valid survey of 300 Grove City voters and residents, with a sampling that is accurate and representative of resident demographics. This survey, previously shared with Council, outlines strong interest among Grove City voters in partnering with



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the YMCA to build on an existing community asset, save significant taxpayer dollars and avoid a tax increase. EMC Research is a well-respected firm known locally for their work in Upper Arlington and New Albany, as it relates to community investment.

Capital Cost Projections were shared. Thank you for this thoughtful analysis. What projects would Grove City say no to or delay due to the extra expense of the city-built facility?

- The Capital expenses for a city-only venture are estimated by Pizzuti at \$89.7-\$108.2 million.
- **By partnering with the YMCA in a joint venture, capital savings would range from \$14.5 to \$15.5 million, as outlined by Pizzuti.**
- **The YMCA's proposed plan as conceptually developed, which includes prioritized Parks and Recreation amenities, could save \$20-\$30 million.**
- The YMCA has also committed to raising \$4 million in private contributions as part of our joint venture, resulting in **total capital savings of \$19.5 million**, which is very similar to the \$21.1 million in capital cost savings we outlined in the information we sent last week.

What are the true operating projections for both of the City-proposed options? And what are the City of Grove City's general fund operational budget projections, including the added subsidy from the proposed community center? How much of an income tax increase will be needed to cover the annual subsidy? Questions were asked by Council, yet we would appreciate more clarity and specifics to share with the YMCA's community of members.

- Slide 17 of Pizzuti's presentation states that a subsidy is projected for both City-presented models. We want to reiterate that the YMCA proposal of a joint model does not require a subsidy; only the City's two proposals do. In addition, the joint model with the YMCA would require a much lower annual subsidy by the City. Based on the Grove City presentation dated August 18, 2025, the Community Center Finance Committee estimated the subsidy at \$1.25 million annually under a city-only plan.
- In another presentation by the City, shared previously by Grove City on March 24, 2026 (slide 15), the City will plan to subsidize at least \$1.07 million a year in operating costs. According to public records, other comparable municipal recreation centers like Westerville, Dublin, Hilliard, Groveport and Worthington use more than \$1.2 million in annual operating tax dollars to subsidize their centers. How does Grove City's model differ from those operating models?
- **According to the City's current projections, by entering into a joint venture with the YMCA, the City and taxpayers would save \$13.4 million in operating costs alone in the first 10 years, and looking at a 20-year total, that number climbs to \$19 million in taxpayer savings.**
- It is important to understand that the presentation on Monday, June 29, 2026, included only two city-owned and operated facilities. It did NOT include the original proposal for the YMCA-partnered facility, developed in conjunction with City staff in 2025. The original proposal would have resulted in no subsidy from City income tax for operations.

What are the membership costs and taxpayer costs for both options?

- We simply want to note that building a separate, city-owned and city-operated facility (site currently identified as Pinnacle Park) divides resources, duplicates efforts and puts two systems in competition for the same members and funding. **Once the City assumes the costs of building, staffing and maintaining a new facility, taxpayers are responsible, year after year, for the operating costs noted above.**



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- A membership business pro forma has not been presented to include projected membership rates. Using rates of other comparable city-operated community centers in Central Ohio, Grove City residents are likely to pay between \$800-\$1,000 per year for a family of four. The Y currently charges \$889 for a family of four at no cost to the City of Grove City (in a partnership, a 10% discount would be added for residents/City employees). In addition, it is our understanding that Grove City income taxpayers will be asked to pay an additional income tax to subsidize the center's operational costs.

Site Location & Accessibility:

- **Fryer Park was ranked the second highest site during Pizzuti's comprehensive site identification across Grove City.**
 - The Site Selection Committee's ranking of Fryer Park has been a frequent topic of conversation by Council since it was first mentioned by Pizzuti during their presentation to Council on August 18, 2025. As stated on slide 6 of Pizzuti's presentation from that evening, "It is important to note that the Grove City YMCA site (Site #1), was the second-highest ranked site by the Committee after review of all parcels with the test fit layouts, with the consideration that certain requirements were met." The circumstances under which the site of Fryer Park was added back to the ranking and the requirements the Committee purported to impose during that process are irrelevant to the bottom line: Fryer Park was still the second-highest-ranked site by the Committee. The reality still remains that Fryer Park is a desirable location for the City's community center, just as it was in 1998 when the City asked the YMCA to build and operate a multigenerational community center at Fryer Park.
- **Have residents already voiced significant traffic concerns around Pinnacle Park?**
 - Those that live, work and visit Grove City alike are well aware of the traffic on Stringtown Road, and placing a community center on the east side of Interstate 71 would only worsen this traffic concern. When combined with the new condo construction and existing housing communities at the Pinnacle Park site, there is large potential for high traffic volumes through the adjacent neighborhoods. In addition, the traffic implications from the Pinnacle site's proximity to Buckeye Woods Elementary School are concerning.
 - **What are the road infrastructure costs to access the Pinnacle Park site?** It was left blank in Pizzuti's presentation.
- **Why put a duplicate resource just 3 miles away from the current community center?**
 - We appreciate the recognition around accessibility with parking, cars, bikes and walking. While it was noted in Pizzuti's presentation that a 10-minute drive time captured more residents at the Pinnacle Park location, we'd like to hear more on how that was calculated, given the significant traffic congestion around Interstate 71 and Stringtown Road.

Our current membership count is not 6,000 members, as stated during the presentation by Pizzuti. **As of June 2026, we have 15,315 members across 8,493 households. We are delighted to serve thousands of Grove City households who live in every Ward in Grove City.**

In summary,

- A City + YMCA partnership **saves significant taxpayer dollars** (\$40.15 million over 20 years) and minimizes taxpayer burden and risk in the decades ahead.
- A partnership **frees up taxpayer dollars to be used on other City priorities and critical safety needs, allowing City Council to deliver more for residents.**



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- **An expansion at Fryer Park offers residents an ideal, accessible and inclusive location** where all feel welcome, in comparison to Pinnacle Park. **The YMCA is also willing and able to partner to provide additional programs and services at Brookpark** as part of this partnership.
- Community volunteers have submitted 546 signatures in support of a collaborative partnership between the City of Grove City and the Grove City YMCA for a community center at Fryer Park. These signatures represent the many **residents, families and community members who believe Grove City has an important opportunity with the YMCA to expand access to high-quality recreation, wellness, youth development and multigenerational programming** through a partnership model that builds on an existing community asset.

We want to underscore that a City + YMCA partnership isn't about a City fulfilling a nonprofit's mission by funding capital costs, or a nonprofit fulfilling a City's mission by funding operating costs and supporting capital costs. It is about not duplicating services at the expense of taxpayers and instead leveraging partnership to meet the needs of residents far beyond recreation, including youth development, preventative health and wellness and social services. The City of Grove City approached the YMCA in 1998 for support in fulfilling its vision of providing a multigenerational community center for residents. The YMCA of Central Ohio stepped up and brought the City's vision to life, because it is our vision, too. And it remains our vision.

We are grateful for the opportunity to be part of this important conversation and remain ready to work with City leadership to create a solution that serves Grove City residents today and for generations to come. If you would like to discuss any of these questions or points of clarity further, I would welcome that conversation.

Respectfully,

Tony Collins
President & CEO
YMCA of Central Ohio