

**Small Urban Task Force Meeting Minutes**  
**Thursday, February 25, 2022 – 2:00 pm**  
**LMTA Conference Room**

**Present:**

Joel Fitzpatrick – West Michigan Shoreline Regional Development Commission, (WMSRDC)  
Paul Keson - Ludington Mass Transit Authority (LMTA)  
Mary Samuels and Eric R. Nelson - Mason County Road Commission, (MCRC)  
Joe Stickney – DPW Superintendent, City of Ludington (DPW)  
Corinn VanWyck – DPW Clerk, City of Ludington - Secretary  
Absent: None

The meeting was called to order at 2:03pm by Joel Fitzpatrick (WMSRDC)

Approval of previous meeting minutes (last meeting: June 8, 2021)

Minutes were approved: Motion to support: Paul (LMTA), Seconded: Mary (MCRC).

**Public Comments:**

Annette Quillan, 606 E. Court St., Ludington, MI – returned to express continued concerns about the lack of out-of-county transportation, and to express that this is an ongoing and long-standing concern for the community – citing Mason County Promise Emergency Funding requests for transportation assistance, and research on transportation affecting a proposed YMCA Community Center. See attached for copies of documents presented.

**Small Urban projects ideas discussion – additional funding allocation for 2022:**

**MCRC:**

- MCRC is asking for additional Small Urban funding in the amount of \$103,796 to be added to the current FY2022 Small Urban Project (Hansen Road) total of \$375,000, plus additional Covid funding of \$81,204. Total budget = \$560,000.

**LMTA:**

- LMTA is asking for \$271,204 for Ludington Mass Transit for Equipment and Facilities upgrades. (see attached proposal).

**Ludington/DPW:**

- The City of Ludington has a 2022 project that has already been obligated and is not eligible to utilize the additional Small Urban funding at this time.

Motion to support: Mary (MCRC). Seconded: Joe (DPW)

Old Business: N/A

New Business: N/A

Additional Public Comment: N/A

Motion to Adjourn; Joel (WMSRDC):

Motion to support: Mary (MCRC). Seconded: Joe (DPW)

Meeting adjourned 2:10 pm

Minutes submitted 2/25/2022 by Corinn VanWyck, Recording Secretary

Let me give you a brief overview of the last attempt to create a YMCA community Center in Ludington area. As I did the research I noted placement of the facility and transportation as an issue. A few of the local citizens wish to develop a community center/senior center combination. Since this was attempted before, I personally needed to identify the problems in the development of a combination community/senior center. Many people were not residents of the county when this happened. Charles Dillion was President of WSCC from 1998-2014.  
Annette M. Quillan

May 10, 2002, the Ludington Daily news stated a public meeting was held to talk about starting a YMCA

In January 28, 2003, *"A new organizing committee has been formed and it is addressing two major concerns before deciding whether to seek funding to establish a YMCA in Mason County. Organizers wish to avoid duplicating services already in place and they wish to partner with existing facilities and programs to augment services already available. Lynne Russell and Dan Sleeman are co-chairing the new committee"*.<sup>1</sup>

This article from the Ludington Daily New Dated: February 5, 2004 *"With 80 percent of its \$450,000 goal raised, the West Shore Family YMCA Founders Campaign kicked off its General Gifts fund-raising effort on Tuesday. The goal is to raise the remaining \$90,000 by the end of February and begin offering Y programs by the fall.*

*"I'm thrilled with the progress to date," said Board President Dan Sleeman this morning. "We're certainly blessed with the gifts received to date and the support we've received from the four counties."*

*At a Tuesday meeting of fund-raisers at West Shore Community College, Sleeman reported that more than \$360,000, or 80 percent of the funding, has been raised. He charged the General Gifts campaigners to contact more than 100 families, businesses and professionals to collect the remaining funds.*

*"We're asking for gifts to be given over a three-year period," said Ray Janish, who is chairing the General Gifts campaign with Donna Peterson. "This is venture capital for a new organization which works to build strong kids, strong families and strong communities."*

*The YMCA project began when Judy Bach, Chrissie and David Hall and Kathy Tooman called a citizens forum in April 2002. Enough interest was shown to conduct a feasibility study and focus groups, and the fund-raising campaign began in October 2003.*

*Founders Campaign funds will pay for the first three years of programming, including the hiring of an executive director and some part-time staff.*

*The new YMCA will serve Mason, Manistee, western Lake and northern Oceana counties, operating from a rented office and conducting programs in existing facilities throughout the area. A national search for an executive director has begun. "We want an energetic YMCA professional who has past experience who can come to our area and give us a jump start," Sleeman said.*

*"Our number one priority will be teens," he continued. "We would like to offer mentoring, intramural sports ... a place to go and to belong. But the Y will be for everyone. We intend to have programs that appeal to seniors, pre-schoolers and everyone in between."*

*The Y's activities will meet the YMCA's mission, to put Christian principles into practice through programs that build healthy spirit, mind and body. Y programs will require a fee to participate, but they will remain affordable to most families. Scholarships will also be awarded."*<sup>2</sup>

The debate came for placement for the YMCA. Majority of the people wanted it on S William St at the site of the old city hall, which is now One Ludington Place. Just as it is today, tax base and location is the strong issue for placement of public non-tax producing structures. In January 7, 2005 the decision was made to place the YMCA out at the college. At the same time building began on One Ludington Place. The money collected for the Y was put into equipment upgrade at WSCC

*"Executive Director of the Y, Jim Bowen, said that by joining the YMCA members are essentially joining the college's Rec and Wellness centers, too, and will be able to use those facilities. The YMCA signed a contract with WSCC back in September; the Y will pay rental fees in the five-year agreement, which increases each year to reflect loss of revenue to the college. Each year, the Y will offer more programs and the college will offer fewer. The Y will pay \$45,000 the first year, \$75,000 the second, \$110,000 the third, \$150,000 the fourth and \$200,000 the fifth. The Y will also make a \$50,000 investment into the Rec/Wellness Center for capital improvements to upgrade the center during the first year."*<sup>3</sup> Plus a membership fee was charged. "Membership fees for this year, with a one-year commitment, are: youth, \$100/year or \$8.50/month; adults, \$300/year or \$25/month; single-parent families, \$360/year or \$30/month; families, \$420/year or \$35/month; and senior citizens, \$180/year or \$15/month. In addition to membership fees, youth must pay a \$10 enrollment fee and all others must pay a \$25 enrollment fee. Youth are those 17 and younger who are still in high school. "<sup>3</sup>

Why did the sponsors decide to put the Y at the college? According to Dan Sleeman, "In 2002, as we began looking at the possibility of a West Shore Family YMCA, it became clear to us that many services are already in place. Both the college and the school districts already have active recreational programs.

*"The question arose, 'Why build, when the college already has an outstanding recreational facility that is not utilized to its maximum potential?'"* (Why? Could it be lack of adequate transportation.)

*As Sleeman pointed out, a partnership between the YMCA and WSCC has potential to benefit both entities.*

*"The YMCA brings 150 years of experience with well-managed recreational programs that would benefit the entire WSCC service area. The Y is inclusive; everybody plays and scholarships are available for those who cannot afford to join.*

*"The Y brings additional services to campus such as childcare. In fact, the YMCA is now the number one daycare provider in the United States.*

*"A partnership with the Y will bring as many as 1,500 young people to WSCC each week, individuals who would otherwise never set foot on campus."*

*Sleeman admits a partnership would bring challenges, particularly in the area of transportation."*<sup>4</sup>

On January 30, 2007, Ludington ran an article titled, "YMCA calls it Quits."<sup>5</sup> What is interesting beside the lack of participation, it also mentioned transportation is an issue. What is also interesting the remaining \$20,000 is in escrow as seed money for another start up in the future! (Our Generational Community Center.)

*"The West Shore Family YMCA is ceasing operation, stating it no longer would be able to pay its daily expenses. It came down to memberships. Or a lack of them*

*The board had hoped for membership to reach 400 to 500 by now and 1,000 in 2009, but the highest membership level, reached last fall, was at 200.*

*The organization has about \$20,000 left after two-and-a-half years of programs and plans to put the money in escrow, making it available as seed money for another campaign and startup of an area YMCA some time in the future. The first program was a School Out Fun Day at West Shore Community College in October 2004; the last will be an after-school program at Mason County Central in February 2007.*

*By conditions, Sleeman said he was referring in part to the economy and in small measure to the lack of public transportation when the countywide transportation millage proposal failed in November it had an impact on the YMCA's decision to move forward."<sup>5</sup>*

1. [https://www.shorelinemedia.net/ludington\\_daily\\_news/archives/work-on-creation-of-ymca-continues/article\\_aa6adade-649f-5e81-9ce6-f642438dcea5.html](https://www.shorelinemedia.net/ludington_daily_news/archives/work-on-creation-of-ymca-continues/article_aa6adade-649f-5e81-9ce6-f642438dcea5.html)
2. [https://www.shorelinemedia.net/ludington\\_daily\\_news/archives/ymca-general-gifts-campaign-begins/article\\_b8377ed9-4996-541c-b079-b68541131c10.html](https://www.shorelinemedia.net/ludington_daily_news/archives/ymca-general-gifts-campaign-begins/article_b8377ed9-4996-541c-b079-b68541131c10.html)
3. [https://www.shorelinemedia.net/ludington\\_daily\\_news/archives/west-shore-family-ymca-to-hold-open-house/article\\_97873e93-28f8-5d00-b087-b887c15c2ba7.html](https://www.shorelinemedia.net/ludington_daily_news/archives/west-shore-family-ymca-to-hold-open-house/article_97873e93-28f8-5d00-b087-b887c15c2ba7.html)
4. [https://www.shorelinemedia.net/ludington\\_daily\\_news/archives/wsccl-ymca-start-dialogue/article\\_36a80de1-14db-5492-bfd7-7e22b3388341.html](https://www.shorelinemedia.net/ludington_daily_news/archives/wsccl-ymca-start-dialogue/article_36a80de1-14db-5492-bfd7-7e22b3388341.html)
5. [https://www.shorelinemedia.net/ludington\\_daily\\_news/archives/ymca-calls-it-quits/article\\_4aa9728e-6738-597c-8559-e078ba43d32a.html](https://www.shorelinemedia.net/ludington_daily_news/archives/ymca-calls-it-quits/article_4aa9728e-6738-597c-8559-e078ba43d32a.html)

[https://www.shorelinemedia.net/ludington\\_daily\\_news/archives/large-turnout-to-hear-about-ymca/article\\_b0d3b65a-8218-57c4-a889-82f120c25581.html](https://www.shorelinemedia.net/ludington_daily_news/archives/large-turnout-to-hear-about-ymca/article_b0d3b65a-8218-57c4-a889-82f120c25581.html)

<https://www.westshore.edu/college-offers-free-bus-service-to-the-campus/>

<https://www.dialaridelmta.com/wsccl-schedule>

**Information from WSCC on current use of Emergency Funds (Per Julie Dill, Director of Student Access and Resources)**

- **What are the most common requests you receive for emergency funding:** Transportation assistance is very common, we typically assist students with gas cards (two \$100 Wesco cards per semester, possibly more if there are extenuating circumstances), car repairs, occasionally car insurance costs. Assistance with tuition/fees, textbooks and other course materials, and utilities are also common.
- **What can WSCC foundation funds cover for students who have barriers to success:** I have two different funds I can use for students, I can cover all of the above if Financial Aid Office approves the student(s) to receive funding from the College. For specific questions regarding Financial Aid approvals, their processes for approving scholarships through their available funds, please reach out to the Financial Aid Office.
- **Are there any requests that are common but that you can't fulfill for students due to WSCC's limitations:** I have run into situations where I cannot assist a student based on the amount of funding they have already received (i.e. Financial Aid Office has stated they cannot receive any more funding from the College), or if the student's request is extremely costly. I try to keep most funding to \$600-\$700 per student, but have paid up to \$1400 in certain cases. Each situation is reviewed on a case by case basis. Transportation requests can be tricky sometimes if the student isn't willing or for some reason able to utilize available transportation options, such as free rides, carpooling, or owning a vehicle.
- **Do students commonly request emergency funds so that they can buy books:** Textbook/course material requests are pretty common, any often come in after the semester has started or very close to the start of the semester which causes delays in students having their materials when classes start. They can receive assistance from Michigan Works depending on their eligibility, I often assist with my funding, sometimes the library has textbooks available for students to copy chapters while waiting for materials. They can use their financial aid to purchase textbooks but there are limited times when they can do so via the Bookstore.
- **Are there any amount limits or other items that you think it's important for our committee to consider when designing this fund:** As stated above, I try to keep funding between \$600-\$700 per student, but review everything on a case by case basis. All funding requests are sent to our Community Resource Coordinator for review and possible referrals to community resources prior to me utilizing my funding. I would recommend contacting Financial Aid Office if you haven't already to discuss this with them as well as there are sometimes limits to what we can provide students and I'm not sure how this would fall into those protocols.

## MDOT SMALL URBAN PROGRAM TRANSIT PROJECT APPLICATION

ALL FIELDS MUST BE COMPLETED

### REQUESTING AGENCY INFORMATION

AGENCY NAME Ludington Mass Transportation Authority	CONTACT PERSON Paul Keson	TELEPHONE NUMBER (231) 845-1231
STREET ADDRESS 5545 Carr Street	CITY/ZIP Ludington / 49431	E-MAIL ADDRESS pkeson@lmta.us

### PROJECT INFORMATION

SMALL URBAN AREA Ludington	SMALL URBAN AREA PRIORITY 1	FISCAL YEAR 2022
TRANSIT PROJECT NAME Ludington Facility Improvements		SCOPE CODES 1140 - Bus Support Equip / Facilities
DESCRIPTION Bus Support Equip/ Facilities : Facility Improvements , * replace original HVAC systems,water heaters & office flooring \$60,500.00. Resurface original driveway and parking lot area- 125,000.00. * Replace fully depreciated floor scrubber and scissor lift- \$25,000.00 * replace refrigerant recovery machine to accommodate the new refrigerant being used on all new buses-\$4,800.00 * Refurbish facility transit bus wash and upgrade Radio Tower Communication equipment - \$55,900.00		

### COST INFORMATION

Include participating construction capital costs and non-participating costs, such as charges related to feasibility studies, design, testing, preliminary engineering, construction engineering, or right-of-way acquisition.

STP - URBAN REQUESTED (Federal Participating) .....	\$271,200.00
STATE CTF PARTICIPATING (This is 20% of the total of Federal plus CTF amount) .....	\$67,800.00
LOCAL FUNDING (Part of 20% match) .....	_____
SUBTOTAL .....	\$339,000.00
OTHER LOCAL FUNDING (Not part of 20% match) .....	_____
<b>TOTAL JOB COST</b> .....	<b>\$339,000.00</b>

### OTHER COMMENTS

SUBMITTED BY	TITLE	DATE
<b>Paul Keson</b> <small>Digitally signed by Paul Keson Date: 2022.02.16 13:39:45 -05'00'</small>	LMTA Executive Director	02/16/22