

Birmingham City Commission Special Meeting Minutes - Workshop
March 4, 2024
Municipal Building, 151 Martin
6:30 p.m.

Vimeo Link: <https://vimeo.com/912465280>

This will be considered a workshop session of the City Commission. No formal actions will be taken. The purpose of this workshop is to engage in a presentation and discussion regarding Public Project Review Process regarding the YMCA.¹

I. Call to Order

Elaine McLain, Mayor

II. Roll Call

City Clerk Bingham called the roll.

Present: Mayor McLain
Commissioner Baller
Commissioner Haig
Commissioner Host
Commissioner Long
Commissioner Longe

Absent: MPT Schafer

Staff: City Manager Ecker; City Clerk Bingham, City Attorney Kucharek

III. Presentation & Discussion

CM Ecker made the presentation and answered informational questions from the Commission.

Commissioner comment was as follows:

- The executive management team would continue to exist. A steering committee would help inform the programming. An owner's representative would help the City evaluate financing options. It will be important to determine how the potential uses of the building will relate to each other. Many of the uses should be available to both NEXT and the general community. It was not anticipated that this building would be exclusively used by senior citizens. The projected uses for the project need to be determined before moving forward. NORR, Inc. should provide scenarios for the best utilization of the building for the community;
- The Commission should determine the initial, high-level decisions such as the project budget. The committee should be bigger, broader, and should include subject matter experts;

¹As amended at the March 18, 2024 meeting.

- The broad goals for the project need to be determined before more details can be determined, including questions about whether the building should be preserved and whether the Police Station should be located on-site. This project has a strict timeline, and the process of soliciting input needs to be organized;
- The City has the next three years to develop the conceptual plan. The City has found a home for NEXT, and it is a shared space and programming space. NORR, Inc. can help the City plan carefully for making emergent updates to the building. The steering committee should be populated with people with relevant experience. The City needs to be careful of scope creep with this project; and,
- This building should be repaired and/or expanded as appropriate, not replaced. This should be a community center for all ages.

Two Commissioners noted their main priority was establishing the vision of the project. Two Commissioners said a steering committee and an owner’s representative should both be utilized as soon as possible.

IV. Public Comment

Gordon Rinschler commented on policy considerations, having an owner’s representative, and on the composition and functions of a steering committee.

Bert Koseck presented his letter on the topic.

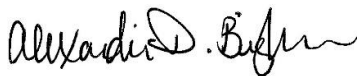
George Dilgard concurred with Mr. Koseck and said that the present building could likely not be modified adequately to meet the community’s needs.

Paul Reagan commented on scope creep, the goals of a subcommittee, whether demolition should occur, and the budget for the project.

Cris Braun, Executive Director of NEXT, commented on both the shared community space and the centrality of senior programming to this project.

V. Adjourn

The Commission motioned to adjourn the meeting at 7:32 p.m.



Alexandria Bingham, City Clerk



Laura Eichenhorn, City Transcriptionist