

1. JRD Meeting Notice

Documents:

[EASTERN DELAWARE COUNTY JRD - FEBRUARY 11, 2026 SPECIAL MEETING NOTICE\(25478938.1\).PDF](#)

2. JRD Meeting Agenda - February 11, 2026

Documents:

[2026.02.11 JRD SPECIAL MEETING AGENDA.PDF](#)

3. Pizzuti Solutions - Community Center Discussion And Group Activity

Documents:

[UDG MKT ANALYSIS UPDATE 2026-02-11 \(FINAL\).PDF](#)  
[EASTERN DELAWARE COUNTY JRD COMMUNITY ENGAGEMENT02 WORKSHOP \(FINAL\).PDF](#)

**NOTICE OF SPECIAL MEETING  
FOR THE BOARD OF TRUSTEES OF THE  
EASTERN DELAWARE COUNTY JOINT RECREATION DISTRICT**

The Board of Trustees (the “Board”) of the Eastern Delaware County Joint Recreation District (the “JRD”) will hold a special meeting on Wednesday, February 11, 2026 at 6:30 p.m. at Sunbury United Methodist Church, 100 W. Cherry Street, Sunbury, Ohio 43074. The purposes of the meeting are: (i) a presentation by Pizzuti Solutions and (ii) public comment regarding Pizzuti Solutions’ presentation.

**EASTERN DELAWARE COUNTY JOINT RECREATION DISTRICT  
SPECIAL MEETING AGENDA**

**Sunbury United Methodist Church – Multipurpose Room  
100 W. Cherry Street  
Sunbury, Ohio 43074**

**February 11, 2026 at 6:30 pm**

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**CALL TO ORDER**

- Oath of Office – Greg Elliott

**ROLL CALL:** Mr. Greg Elliott, Ms. Jody Grieger, Mr. Bernard Kooi, Mr. Todd Musacchio, Ms. Maria Sobota, and Ms. Halli Watson

**COMMUNITY MEETING**

- Community Center Discussion
  - Introduction – Mayor Joe St. John
  - Pizzuti Solutions – Sophia Lanza
  - Market Analysis – Rick Stein
  - Community Survey Results and Group Activity – Katie Freeland

**PUBLIC COMMENT**

**ADJOURN**

Next Meeting: March 9, 2026 at 6:00 pm at the Sunbury Town Hall

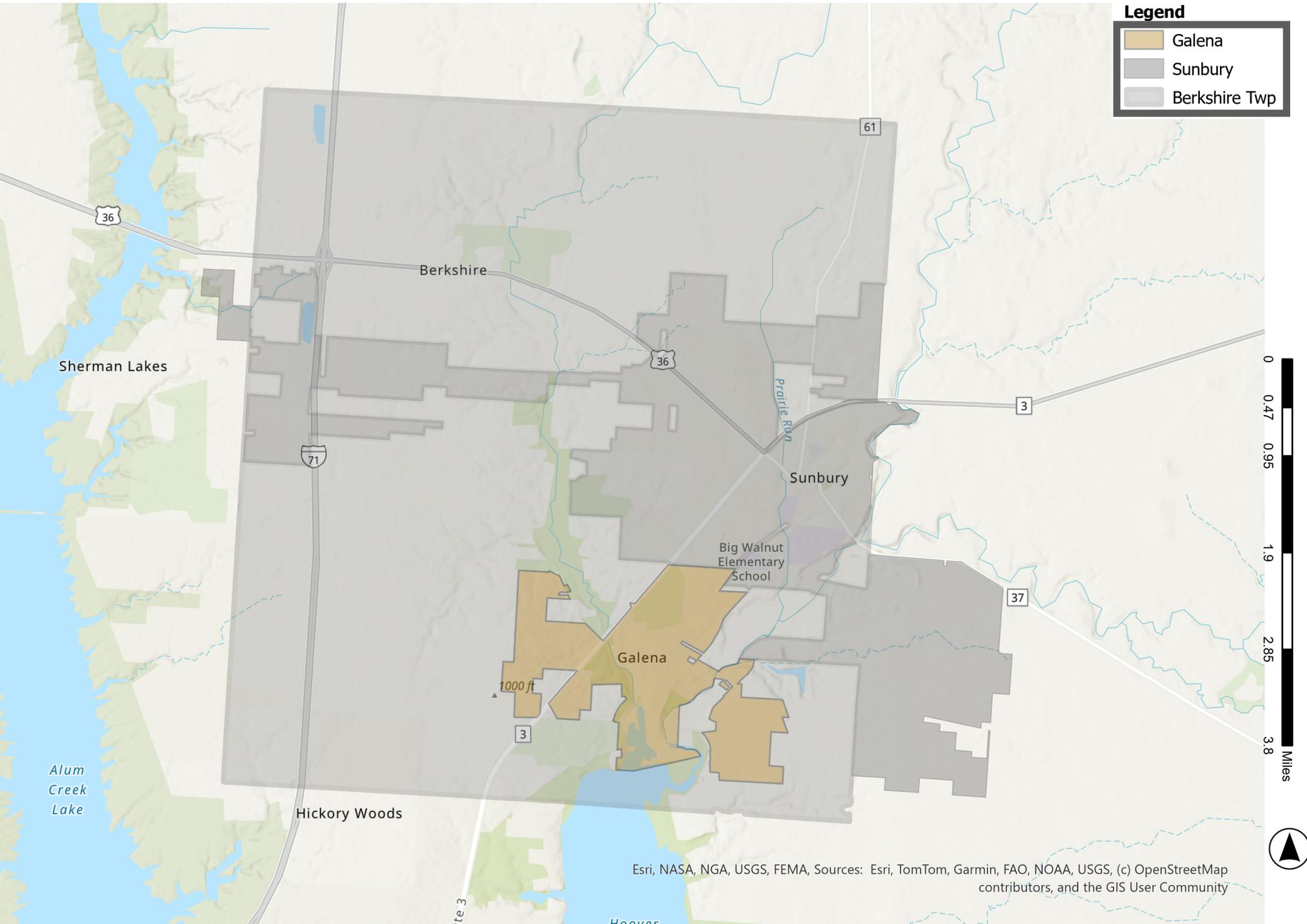
# **Market /Site Selection Analysis – Today's Agenda:**

- Estimate the extent of the **preliminary Market Area**
- Analyze the entirety of the Eastern Delaware County Joint Recreation District for **development suitability of new facilities**

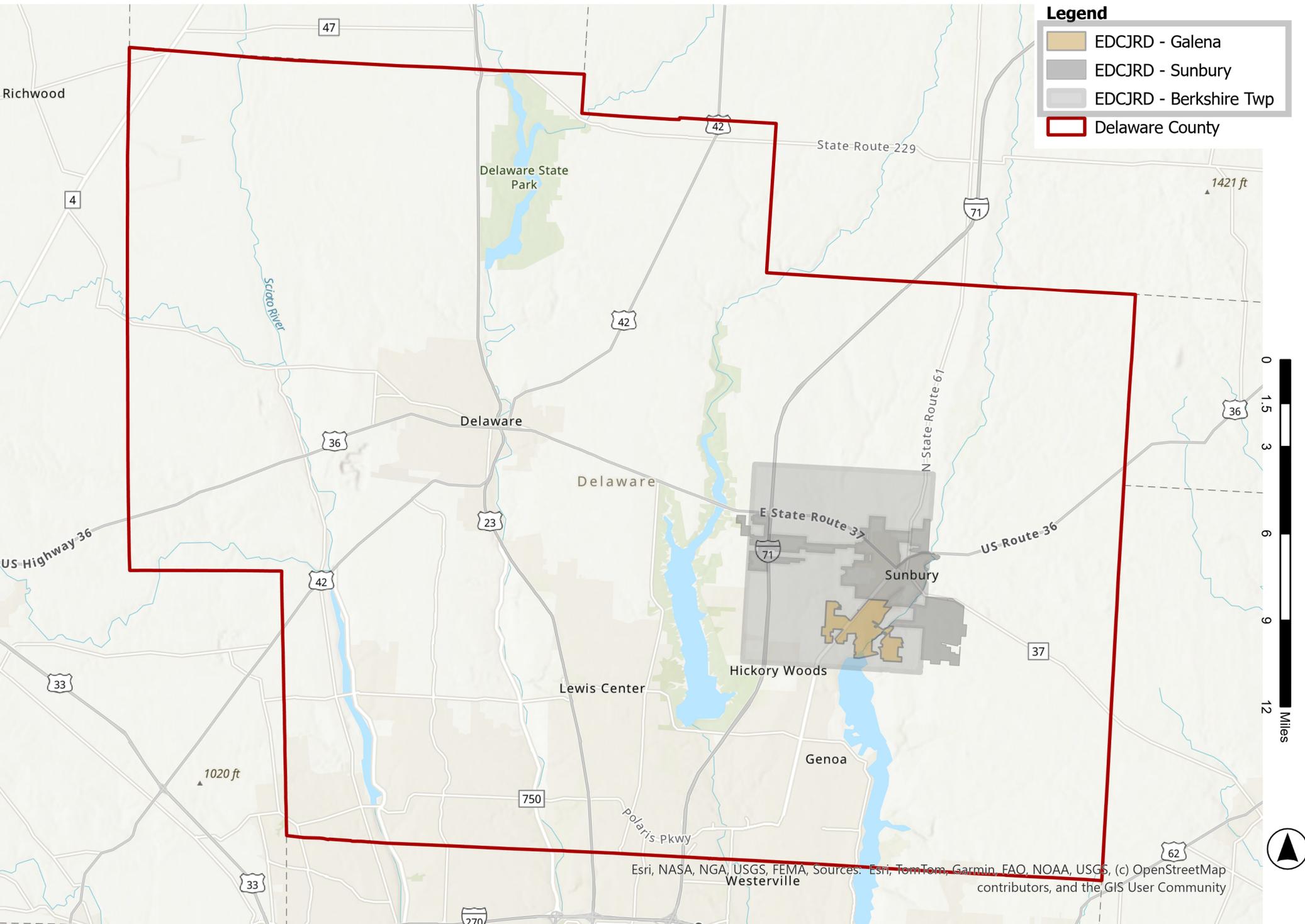
# **Preliminary Market Area**

- **Approximately 75% of support will likely originate from this area**
- **“Attractiveness” of new facilities**
- **Proximity and Attractiveness of nearby comparables**

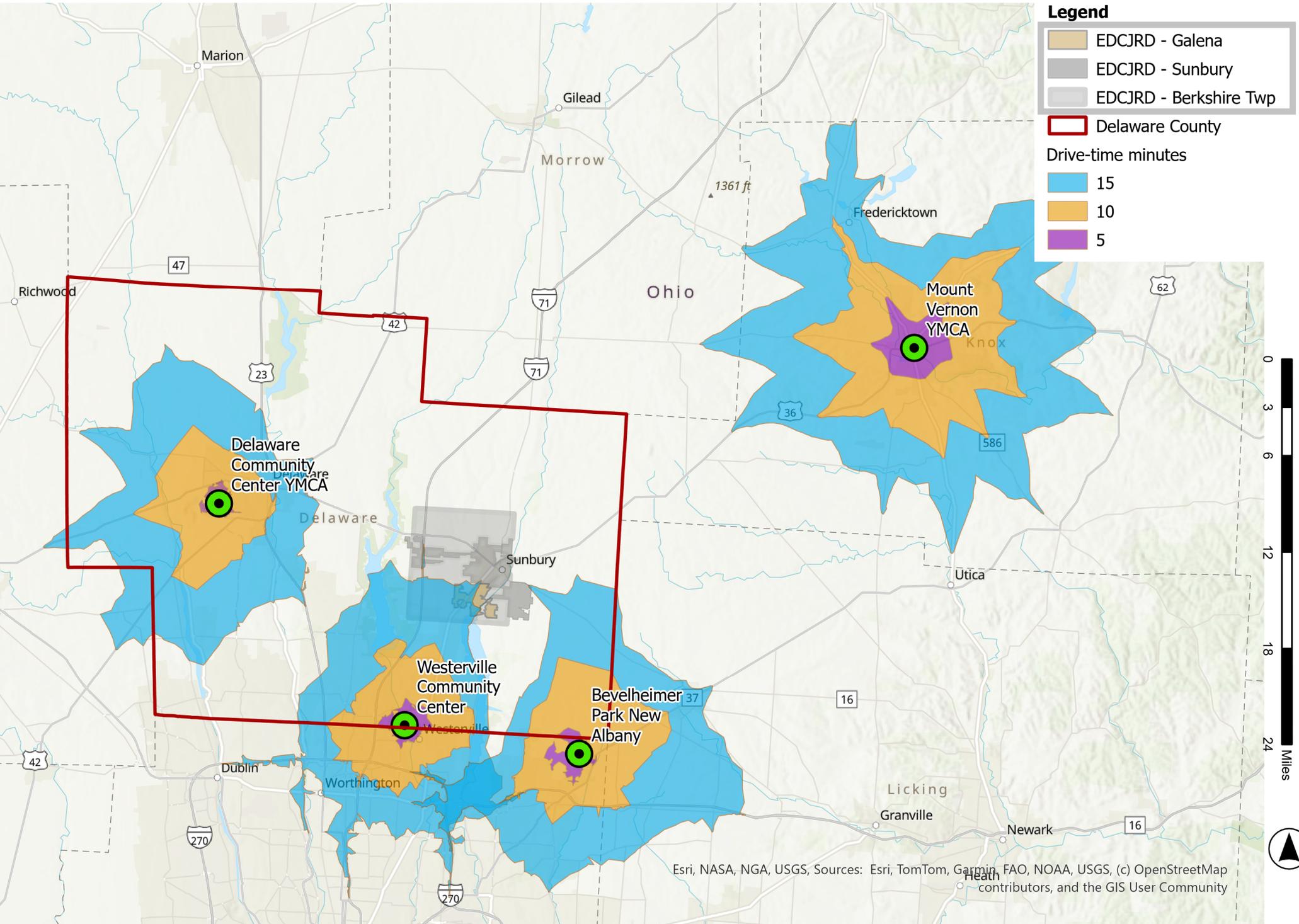
# Eastern Delaware County Joint Recreation District (EDCJRD) members



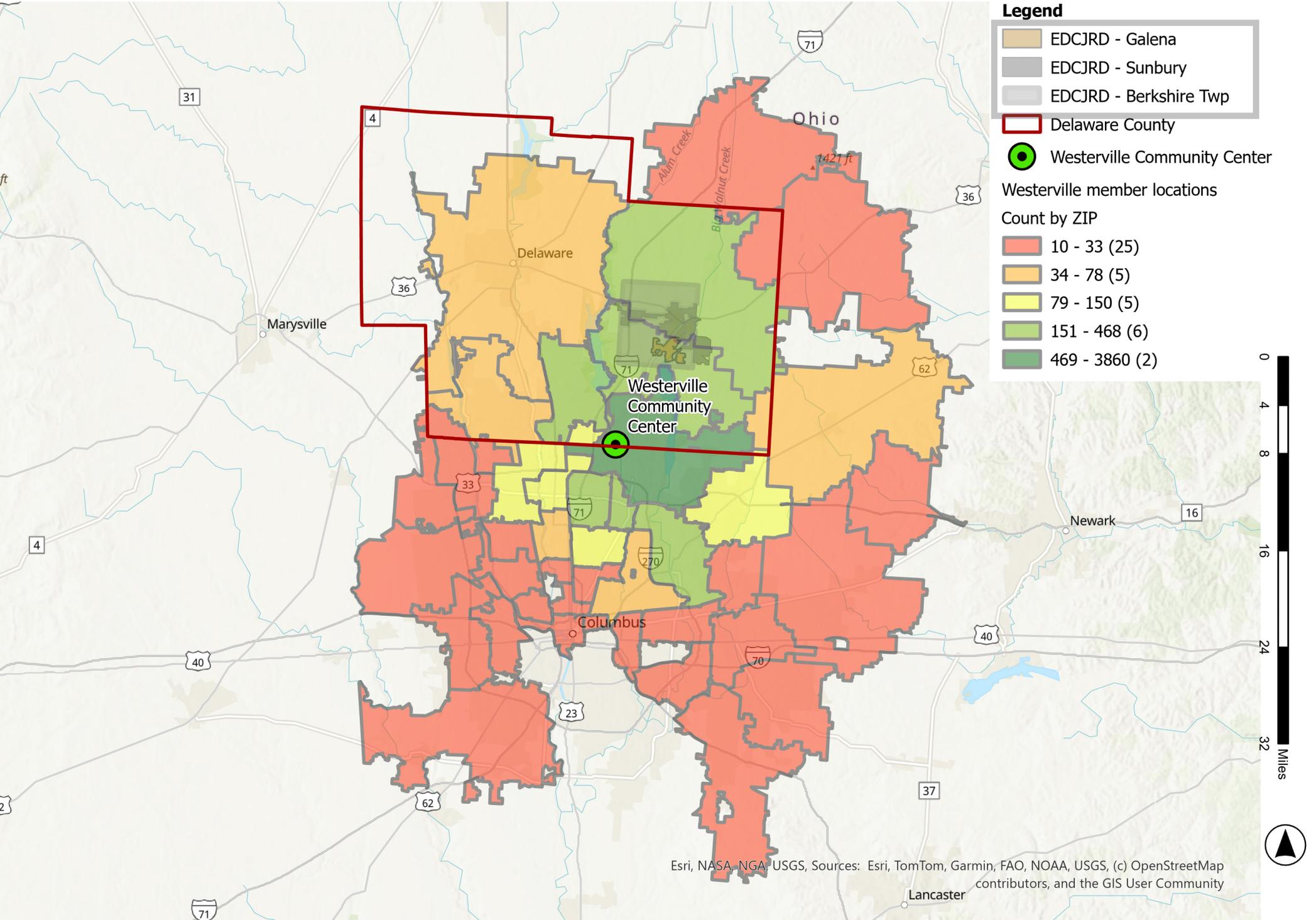
# Eastern Delaware County Joint Recreation District (EDCJRD) members



# Proximity of Comparable Facilities



# Westerville Community Center - Member Residences (2025)



# Westerville Community Center - Primary market area

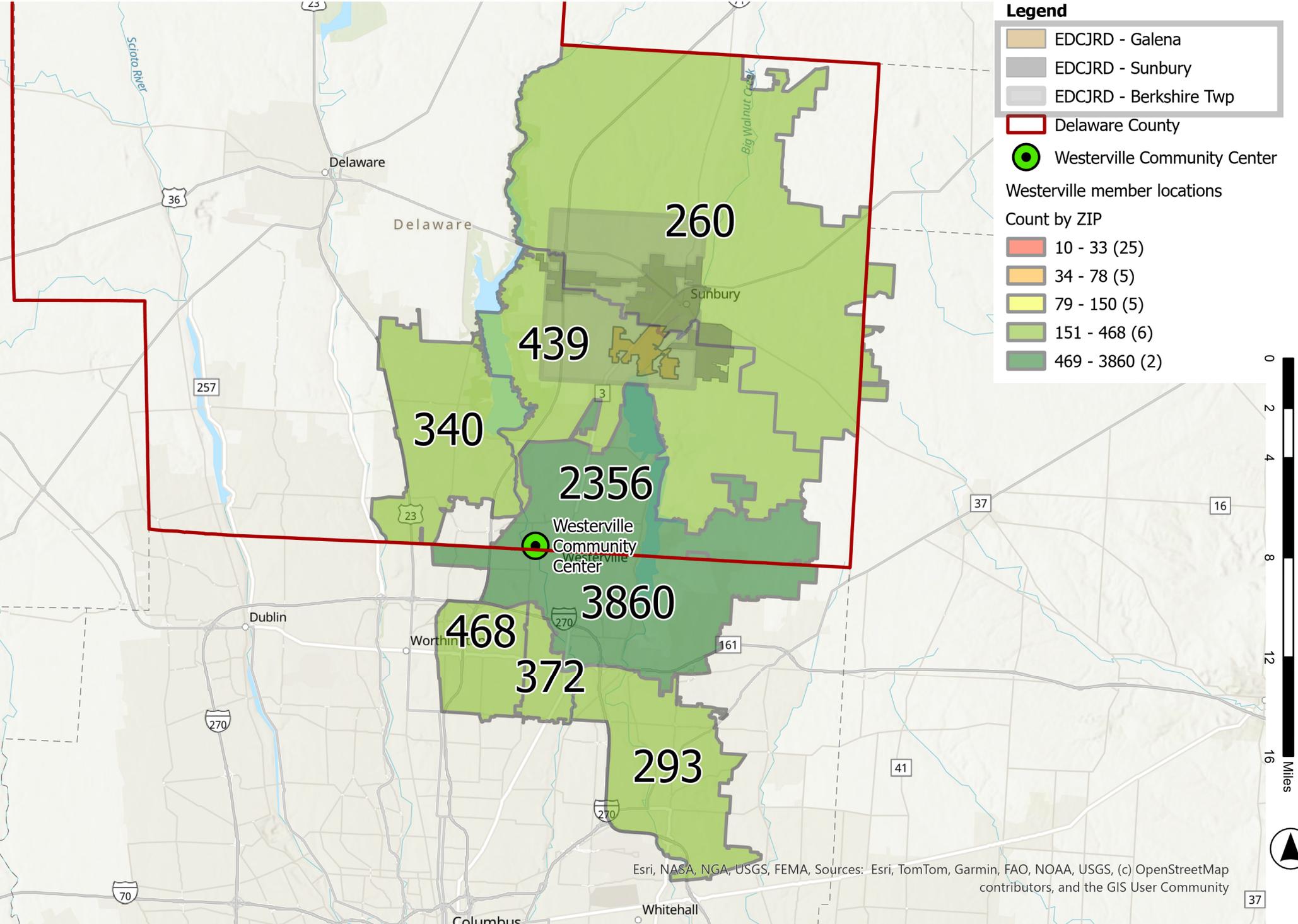
**Legend**

- EDCJRD - Galena
- EDCJRD - Sunbury
- EDCJRD - Berkshire Twp
- Delaware County
- Westerville Community Center

Westerville member locations

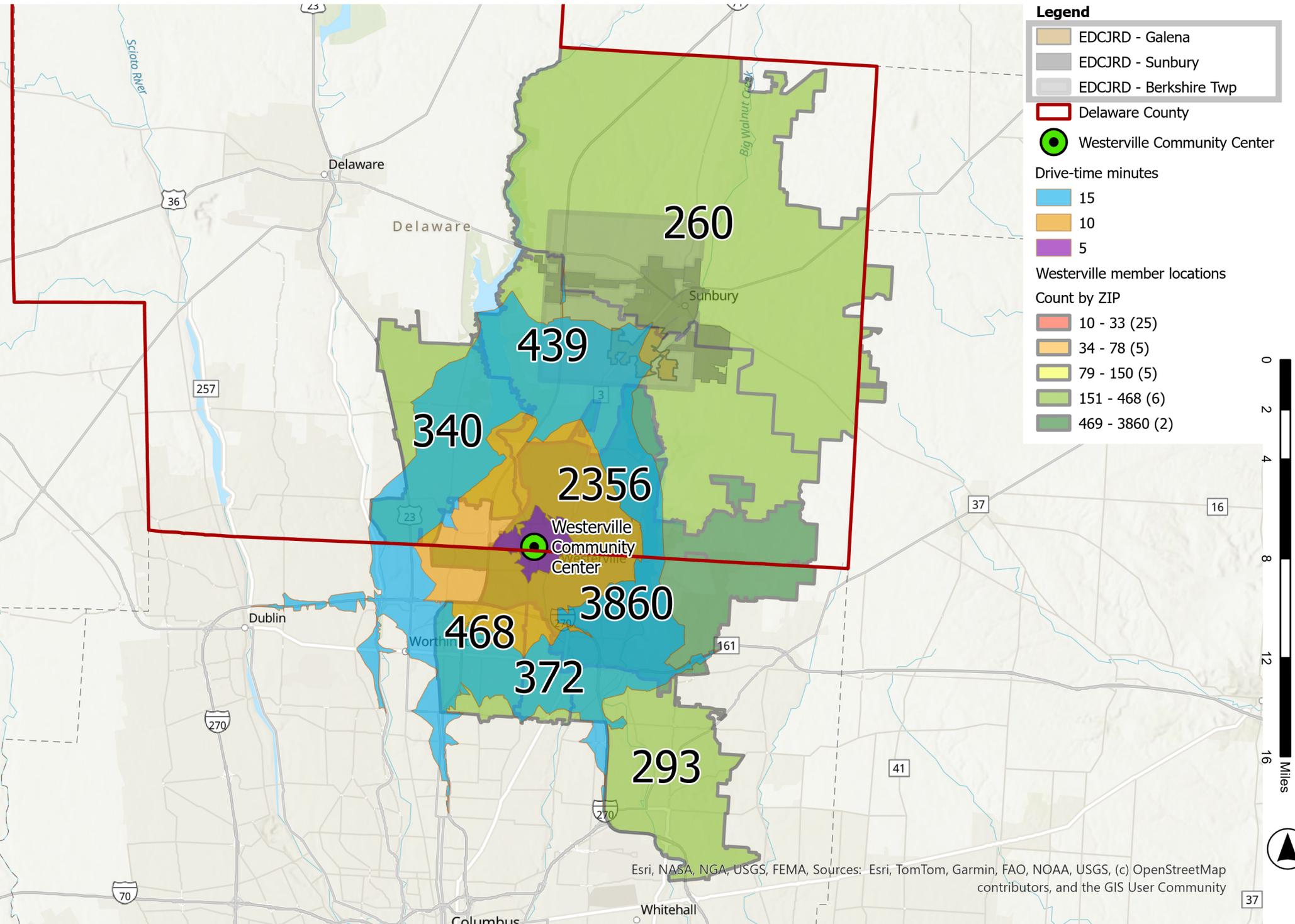
Count by ZIP

- 10 - 33 (25)
- 34 - 78 (5)
- 79 - 150 (5)
- 151 - 468 (6)
- 469 - 3860 (2)

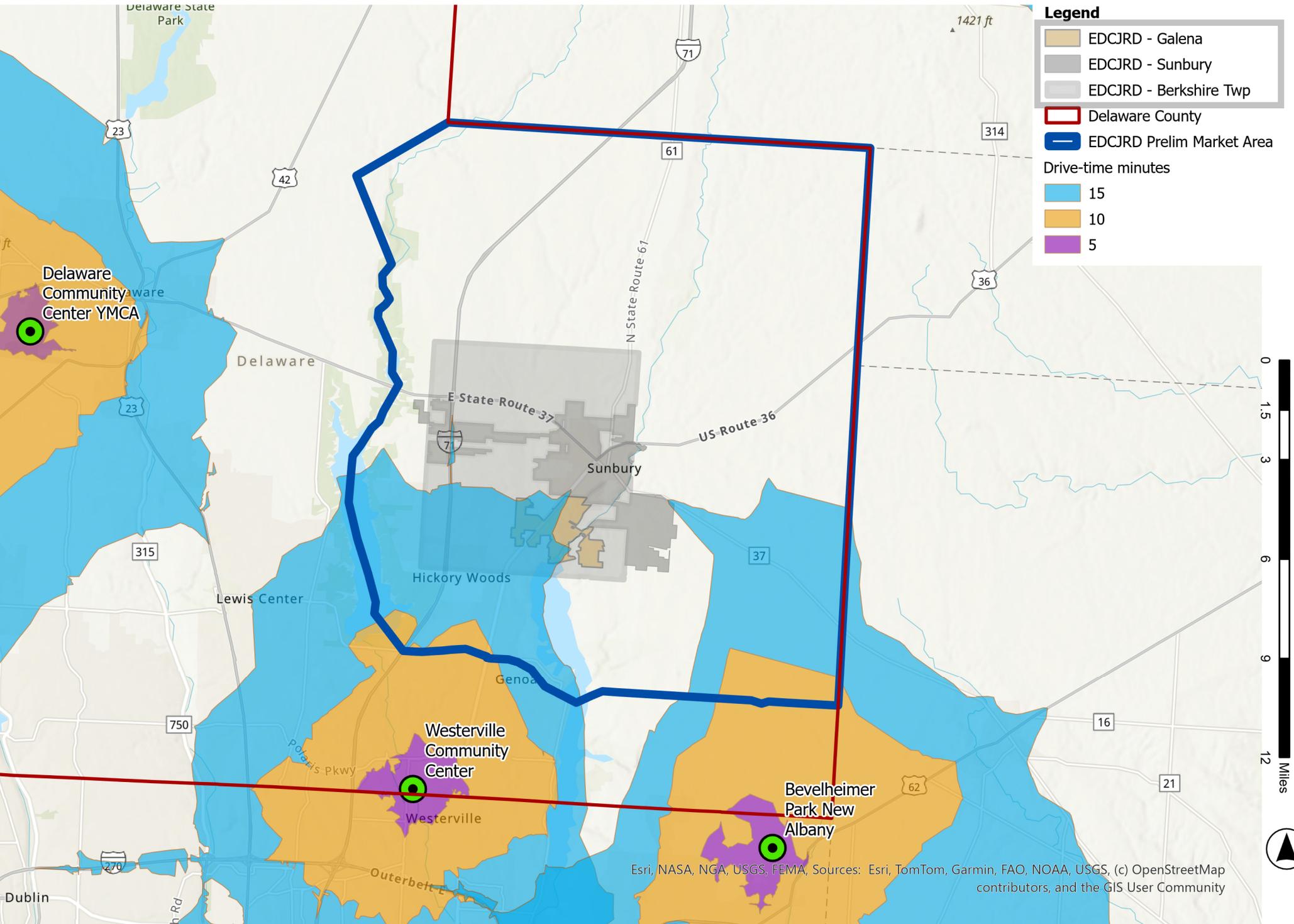


Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

# Westerville Community Center - Primary market area and Drive Times



# Preliminary Market Area for a proposed EDCJRD Community Center



**Legend**

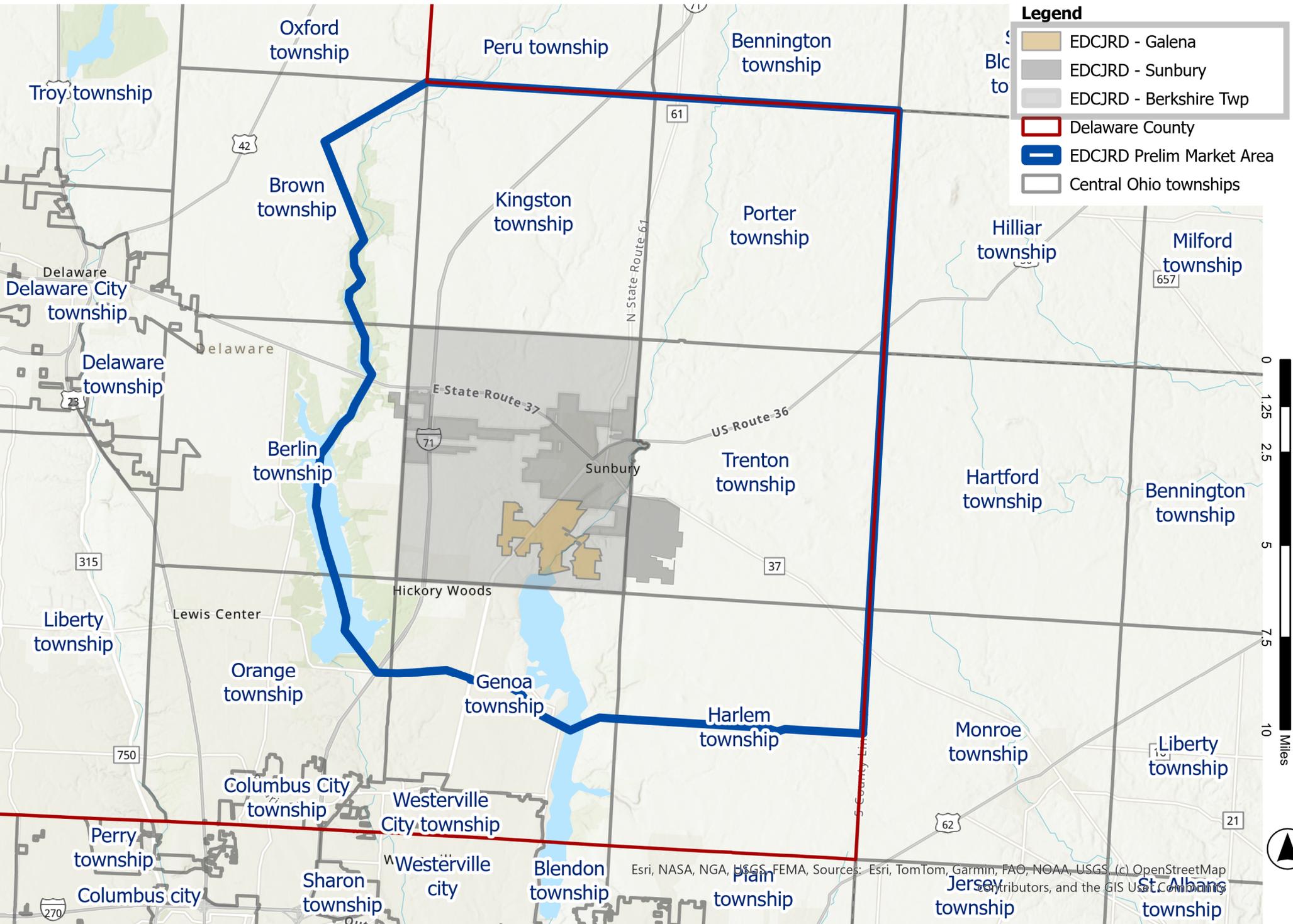
- EDCJRD - Galena
- EDCJRD - Sunbury
- EDCJRD - Berkshire Twp
- Delaware County
- EDCJRD Prelim Market Area

Drive-time minutes

- 15
- 10
- 5

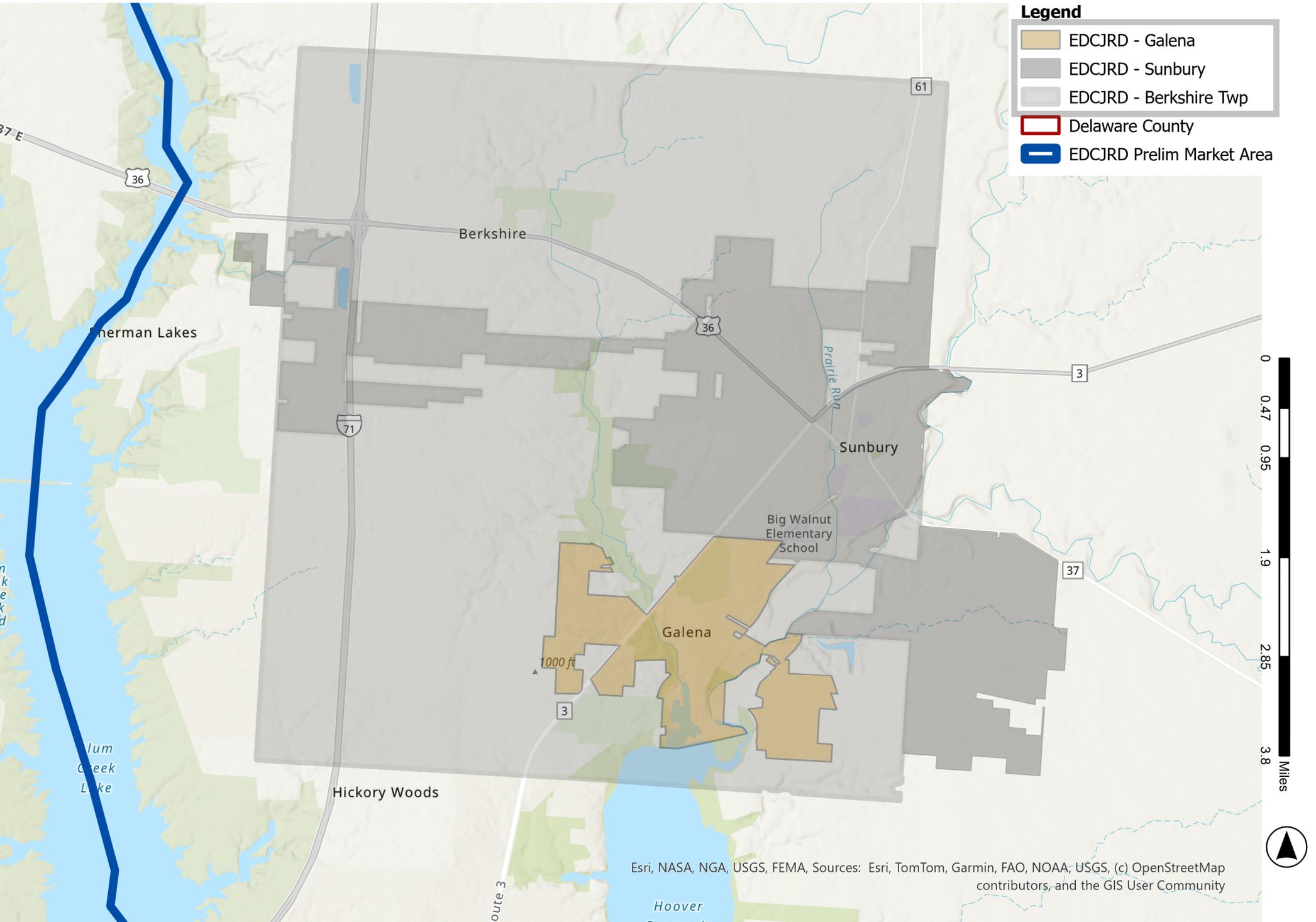
Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

# Preliminary Market Area for new EDCJRD Community Center

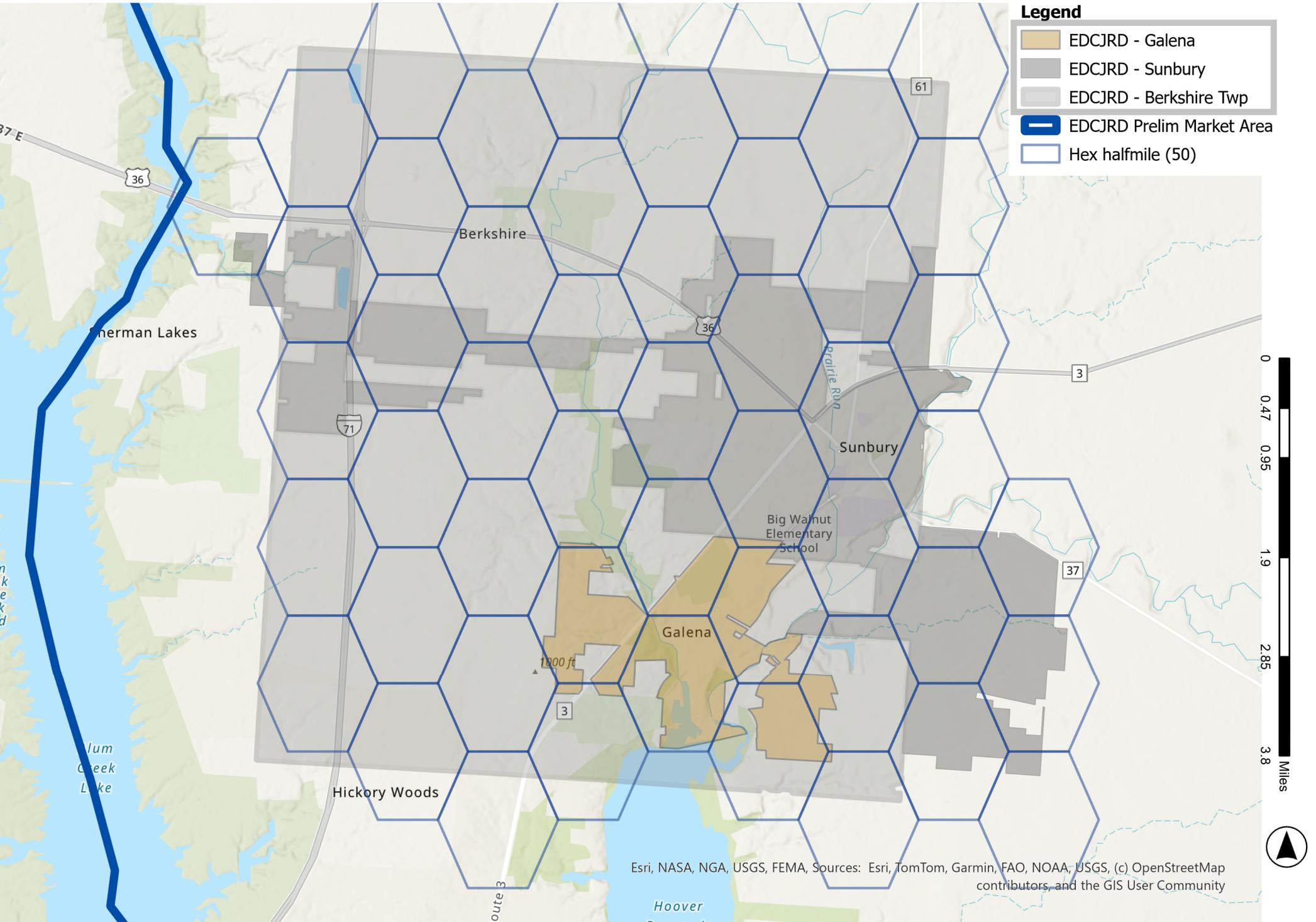


**Analyze the Entirety of  
the EDCJRD for  
Development Suitability**

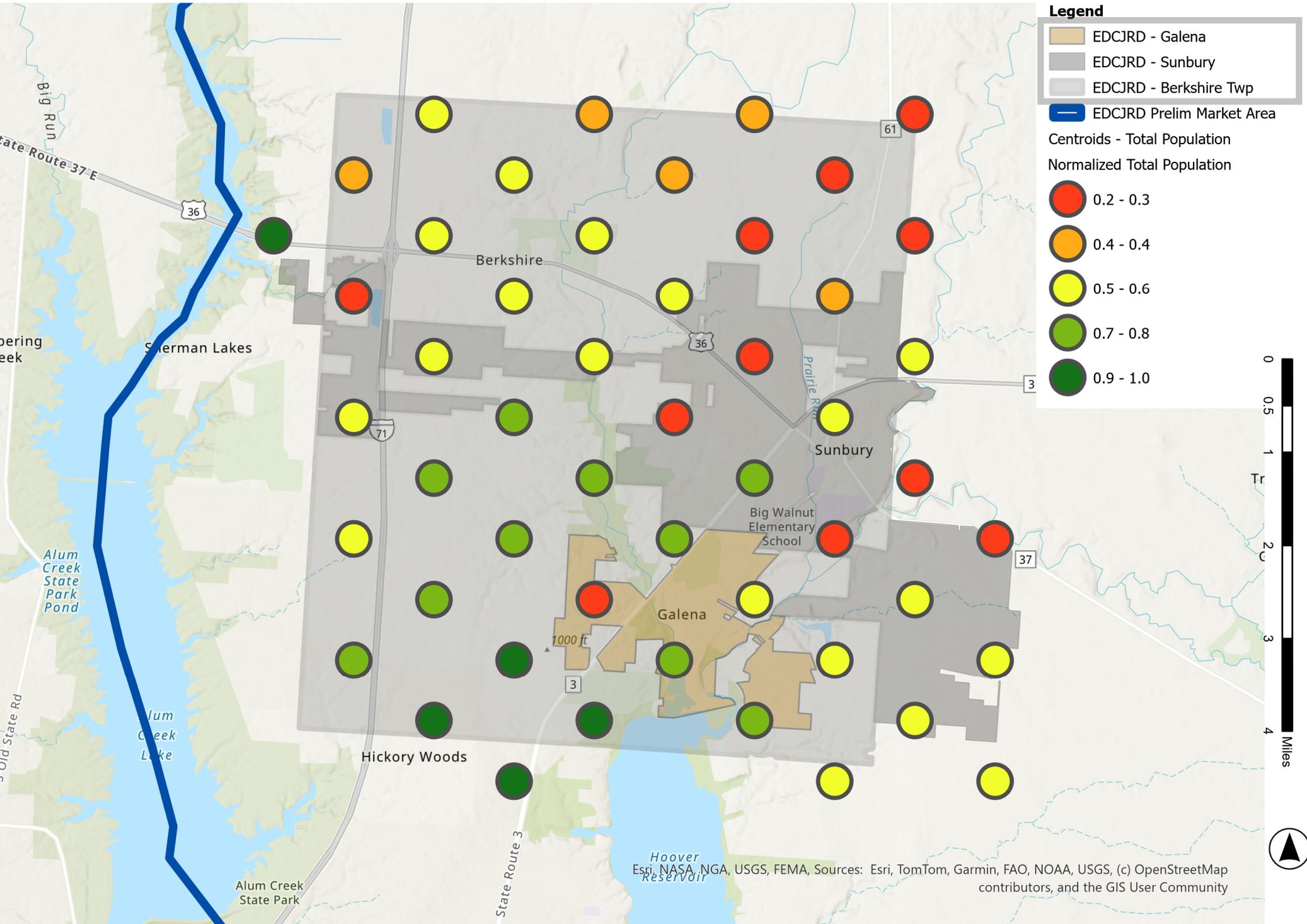
# Site Selection Analysis - Where should the EDCJRD Community Center go?



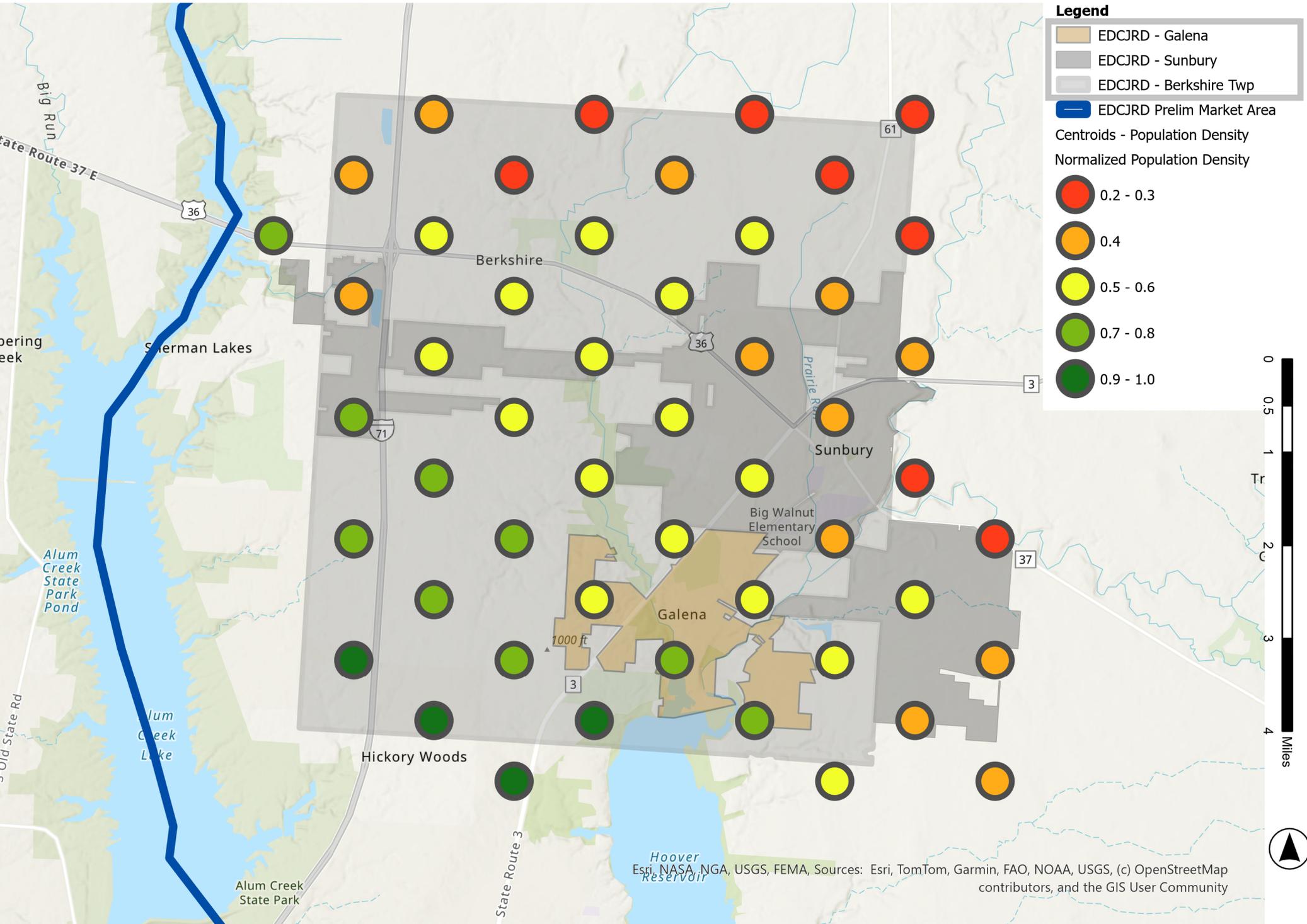
# Site Selection Analysis - Site potential modeling across entirety of EDCJRD (50 sub-areas)



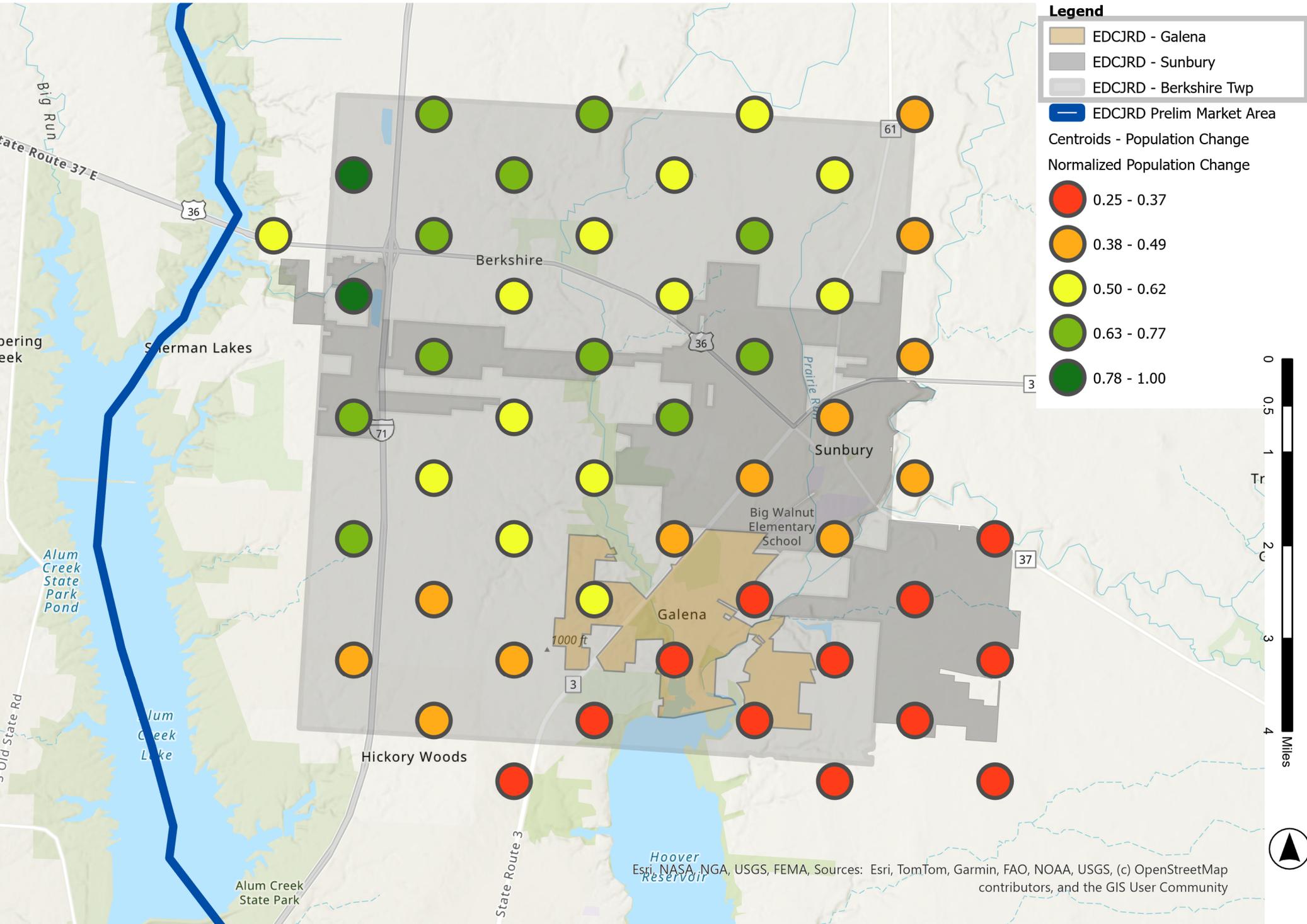
# Site Selection Analysis - Total Population (2025)



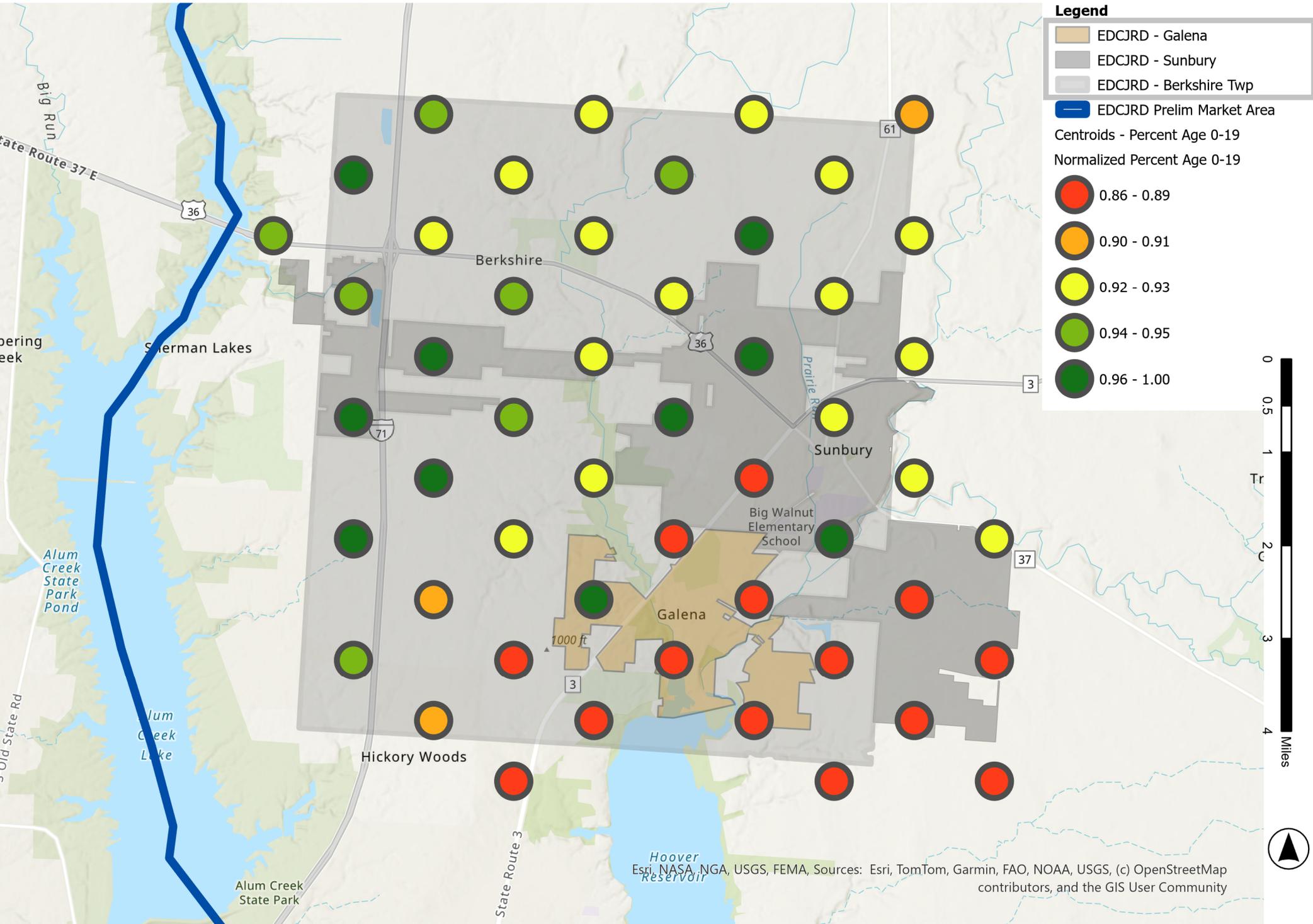
# Site Selection Analysis - Population Density (2025)



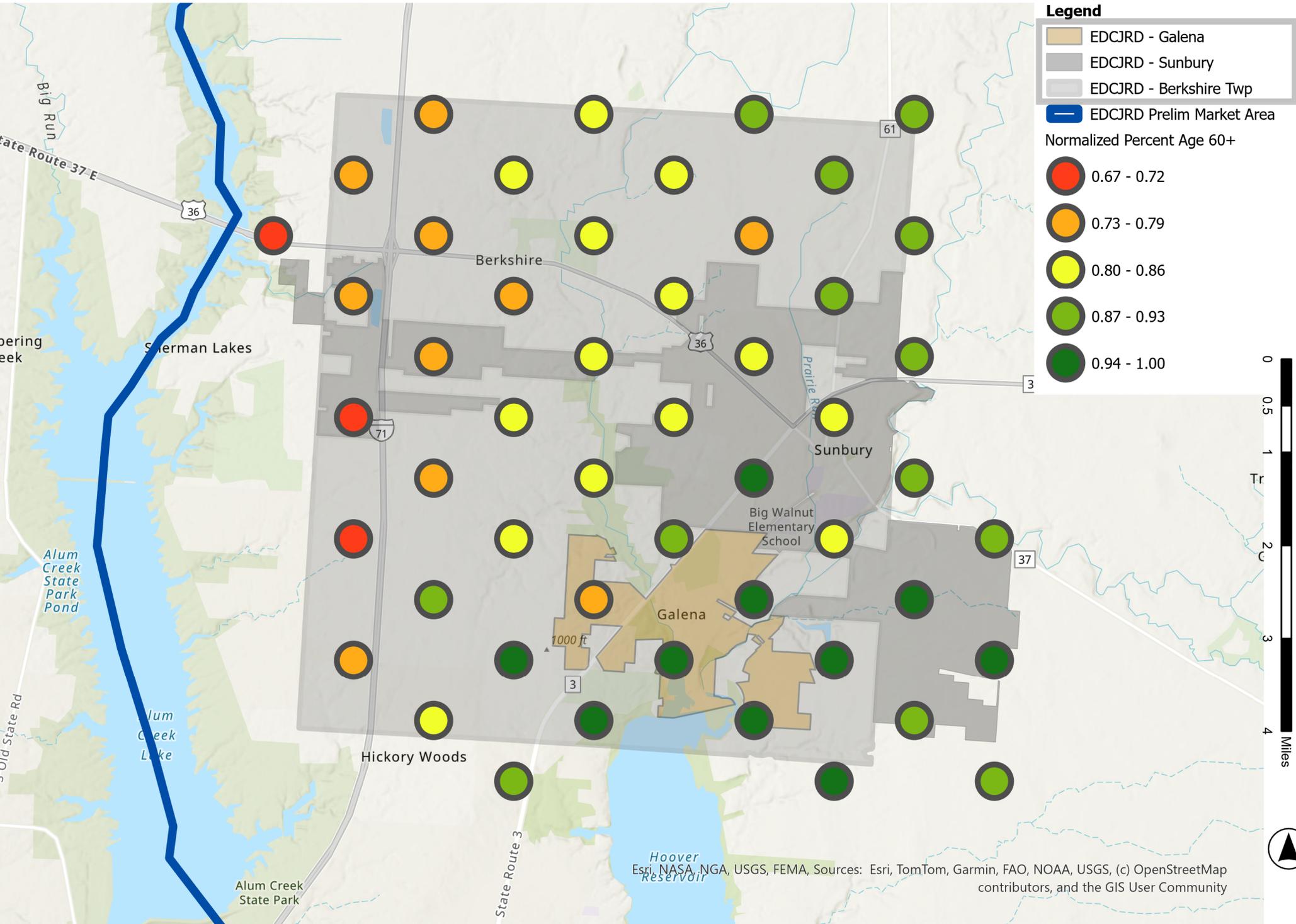
# Site Selection Analysis - Projected Change in Population (2025-2030)



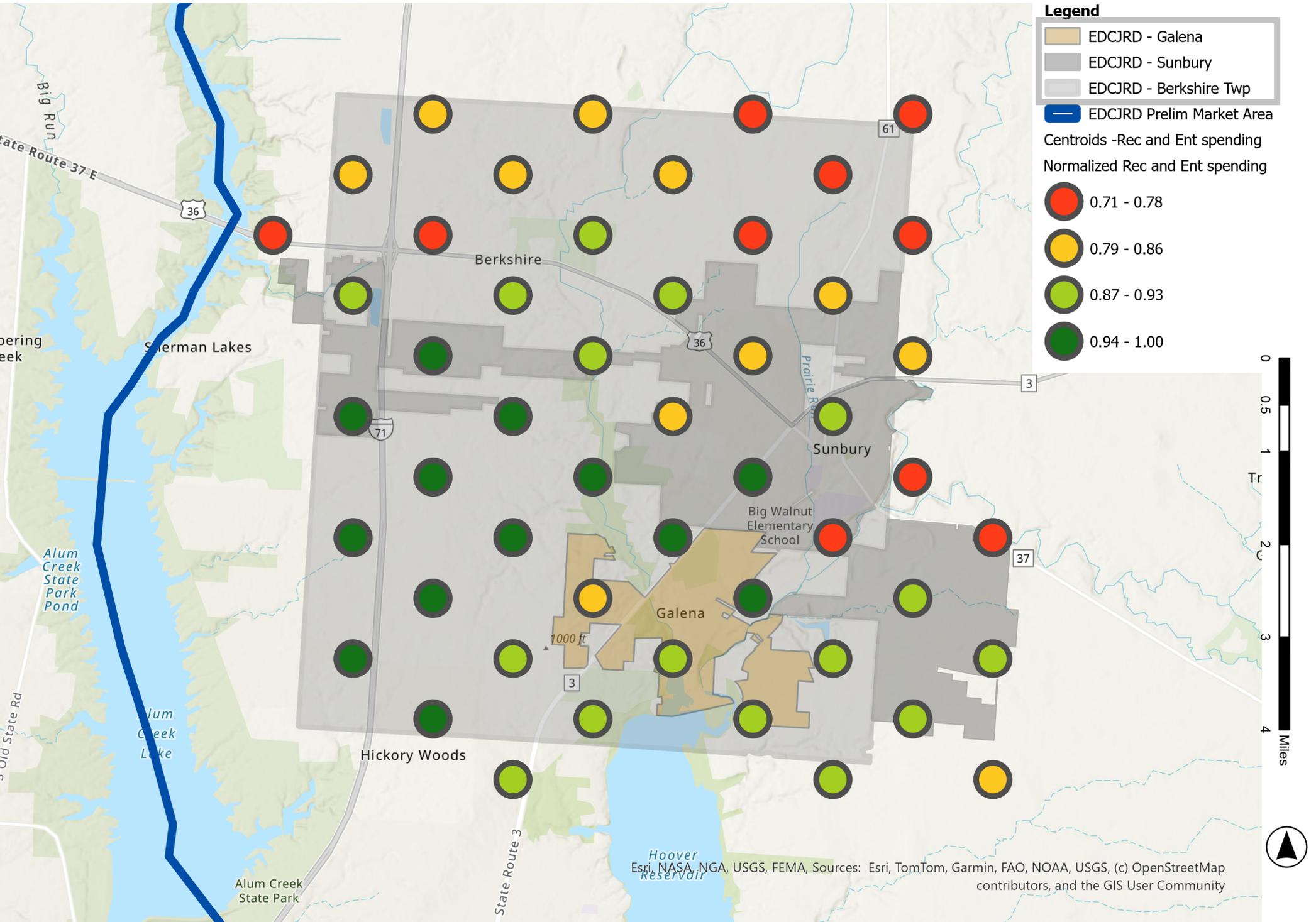
# Site Selection Analysis - Population Age 0-19 (2025)



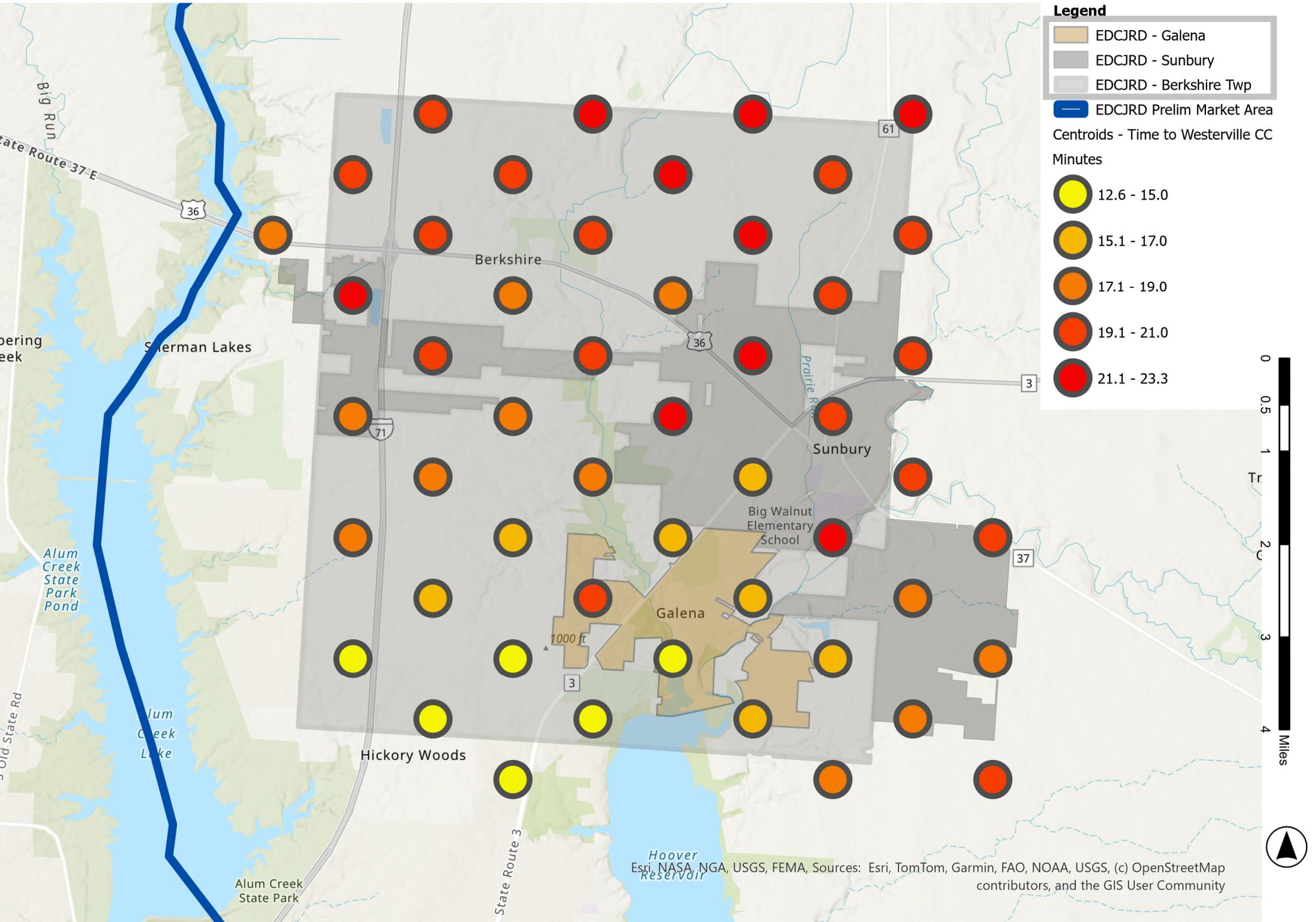
# Site Selection Analysis - Population Age 60+ (2025)



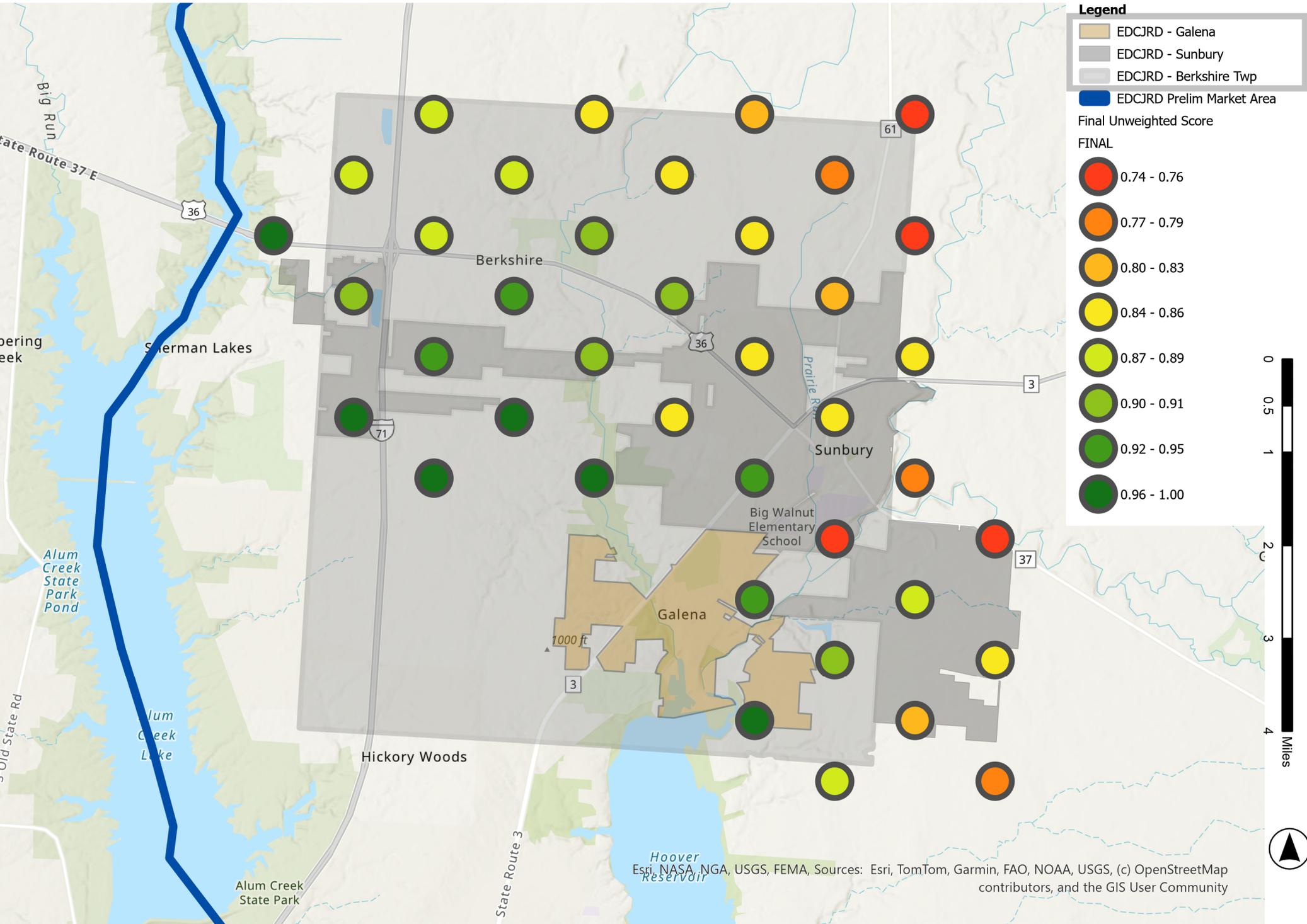
# Site Selection Analysis - Recreation and Entertainment Spending (2025)



# Site Selection Analysis - Travel Time to Westerville Community Center



# Site Selection Analysis - Location Desirability Score (unweighted)



# **Next Steps**

- **Determine the various amenities and their site requirements**
- **Consider the proximity to similar amenities (e.g. swimming pool, etc.)**
- **Consider utility & road infrastructure**
- **Parcel availability within the highest scoring area based on these factors (and more).**

**EDJRD Community Recreation Center Feasibility Study  
Community Engagement**

Workshop 02 | Date 02.11.26

MSA DESIGN

PIZZUTI SOLUTIONS™



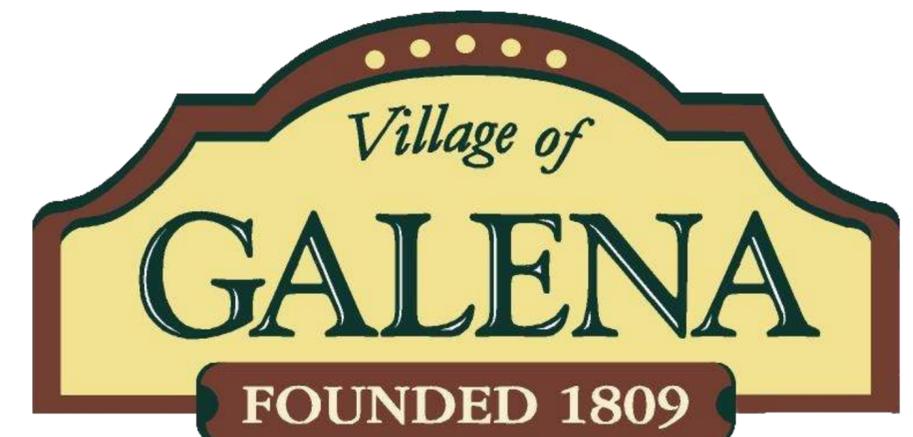
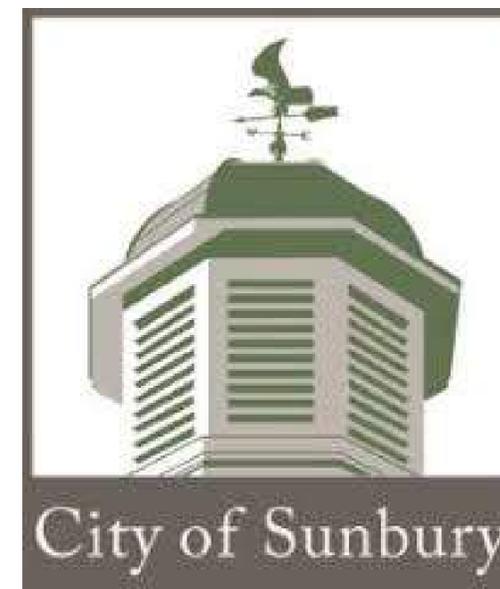
# WORKSHOP GOALS

This Feasibility Study is as much a process as it is a final deliverable. **Community Engagement is the primary driver for the study.** Our process is focused on listening, validating issues and concerns, while facilitating a process that is focused on common goals.

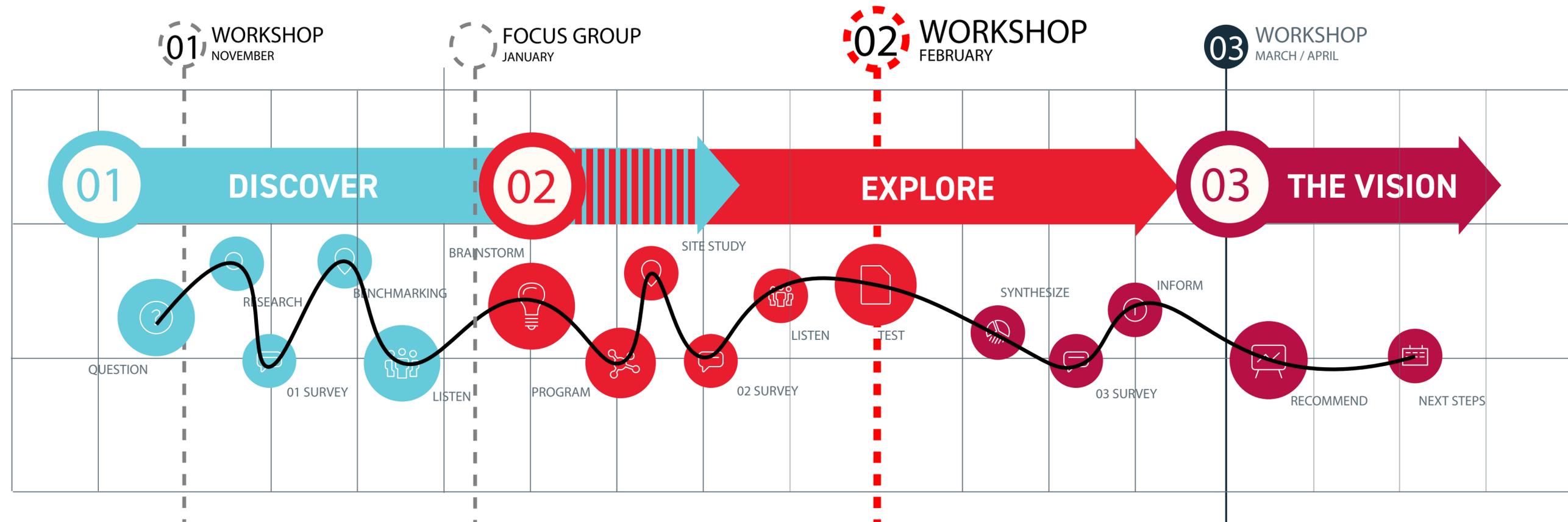
Primary objective is to determine the feasibility of building a new Community Recreation Center within the Eastern Delaware Joint Recreation District (EDJRD).

The feasibility study will collect data and explore options focusing on:

- Financial Feasibility (Capital Operational)
- Site feasibility (Location, size, accessibility, utilities)
- Programming (What should the project include, size)
- Public Perception (does the community want this)
- Transparent, Open Process / Approach



# COMMUNITY ENGAGEMENT



## Workshop 01 - What we heard:

- Open discussion was largely supportive of the concept of a community center
- Family oriented facility that meets the needs of the entire community
- Flexibility and expansion should be considered - challenged to plan ahead to ensure enough land is available to meet the community and recreation needs of the area

# ONLINE SURVEY

*Posted November 2025 - January 2026*

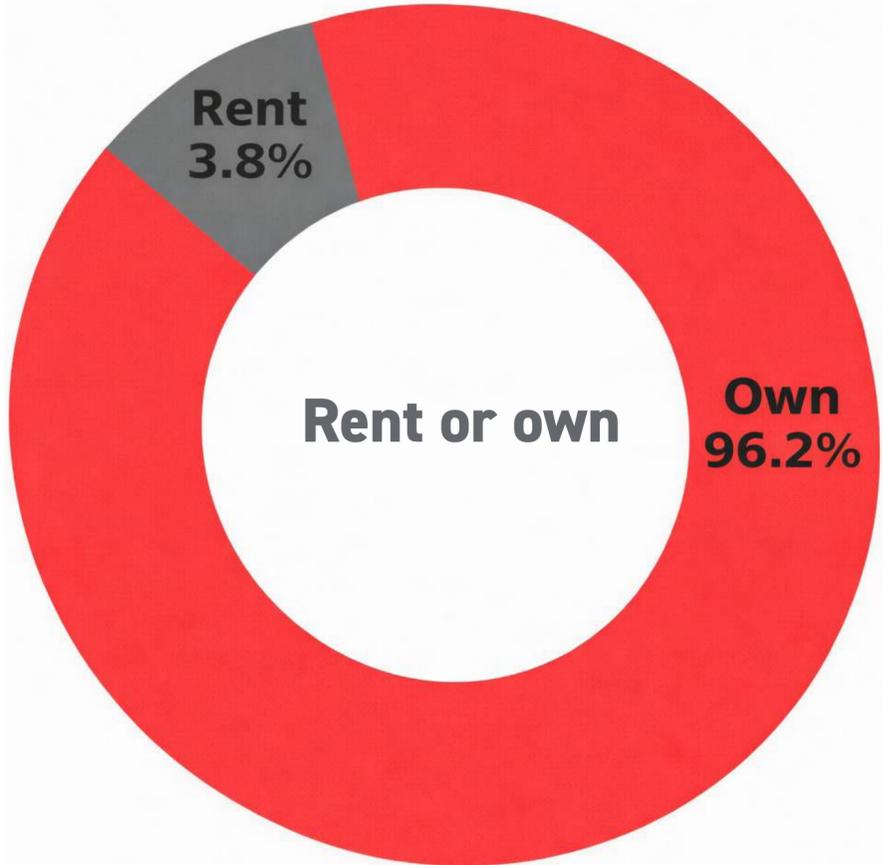
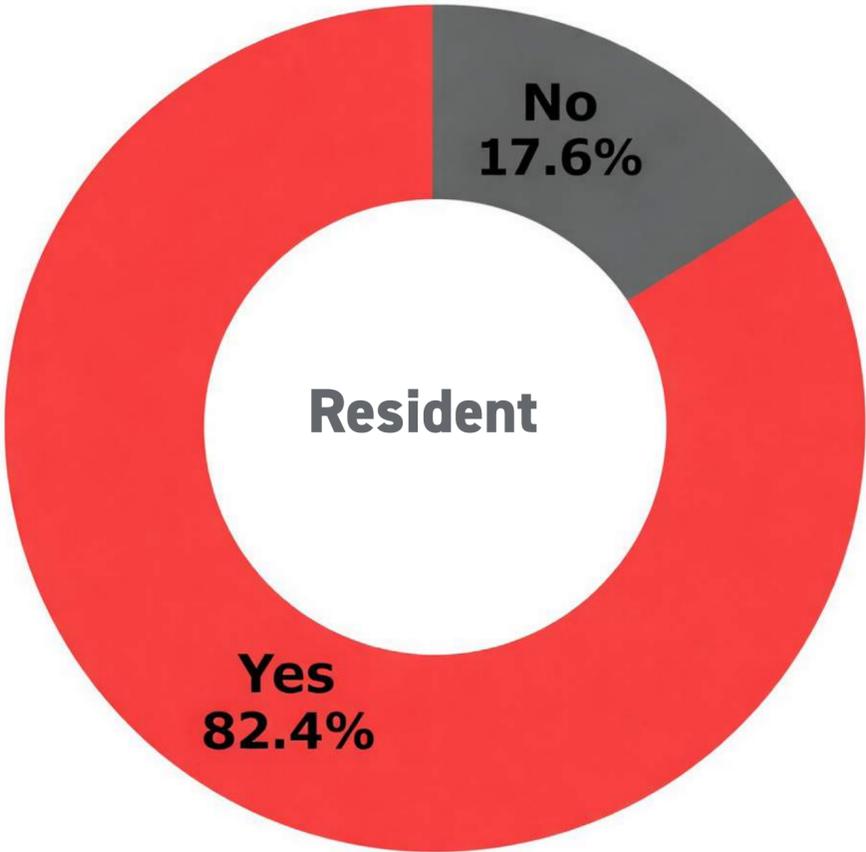
1,430 Participants

MSA DESIGN

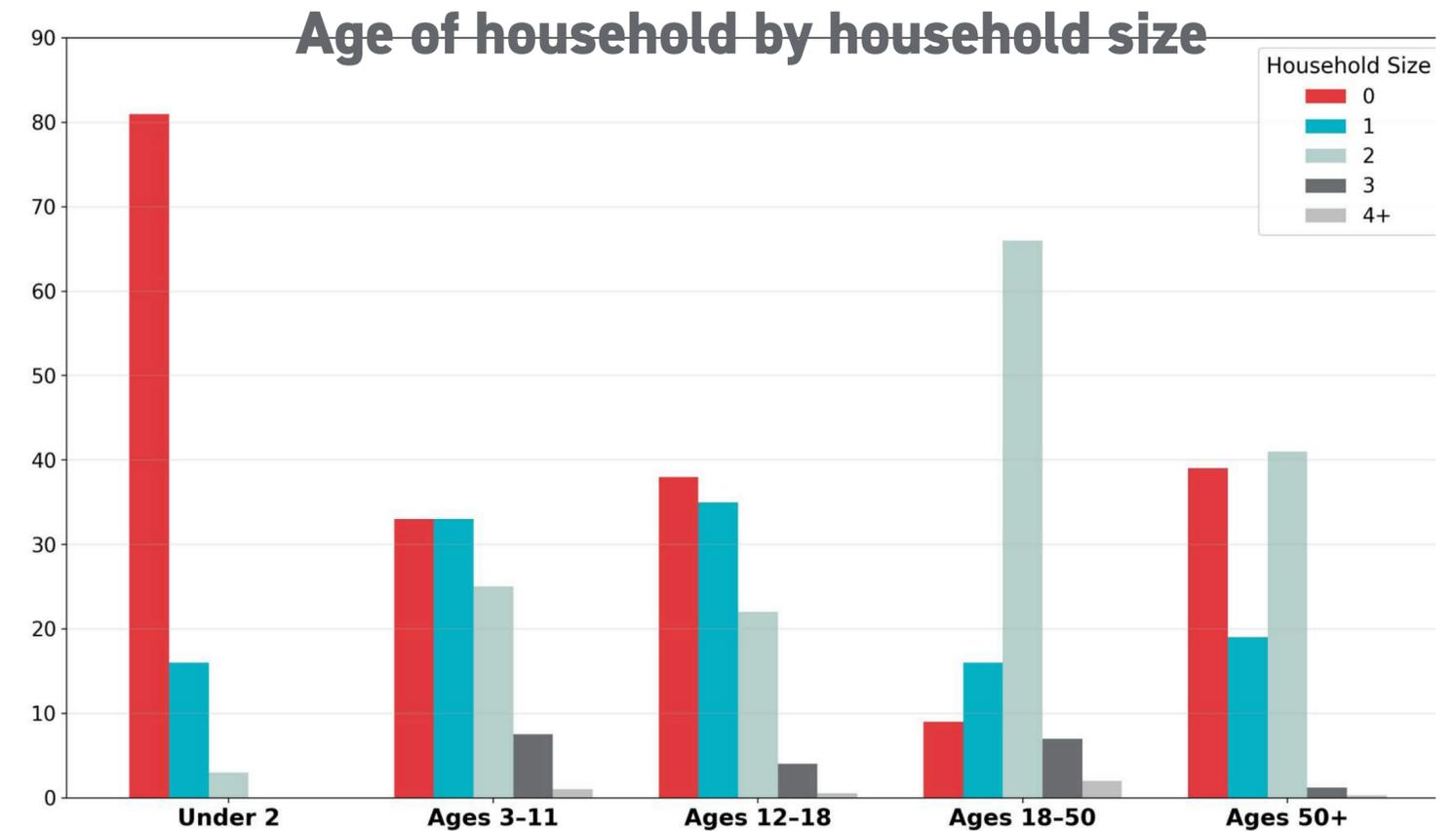
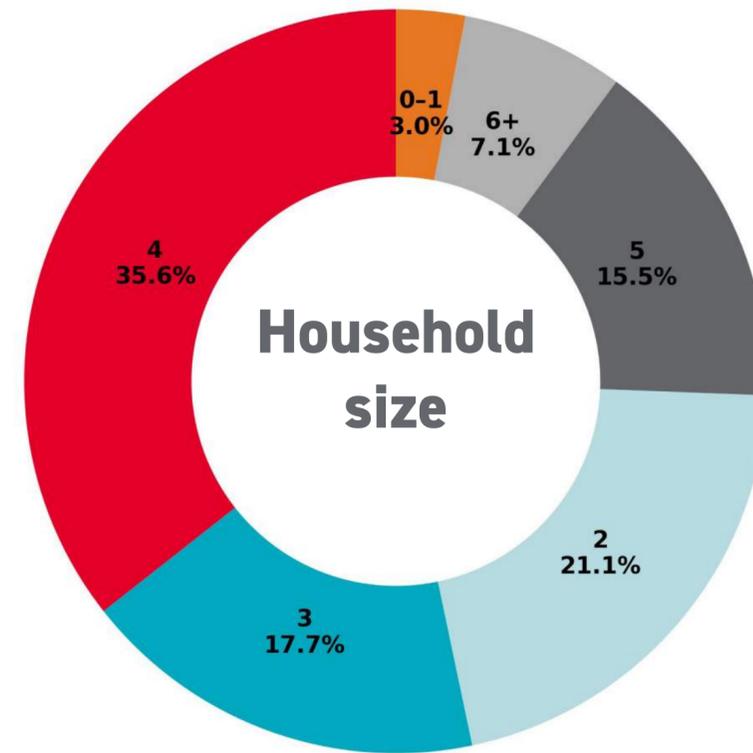
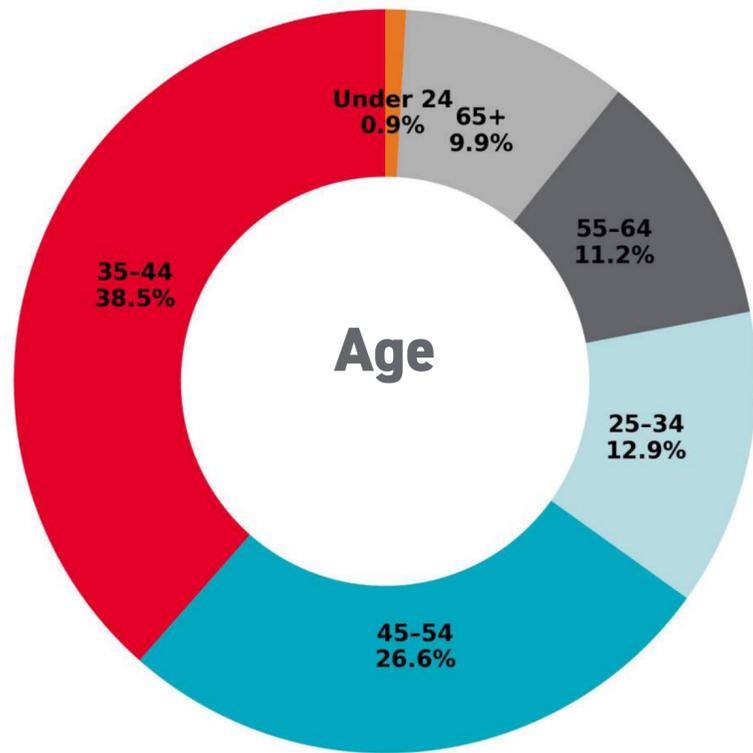
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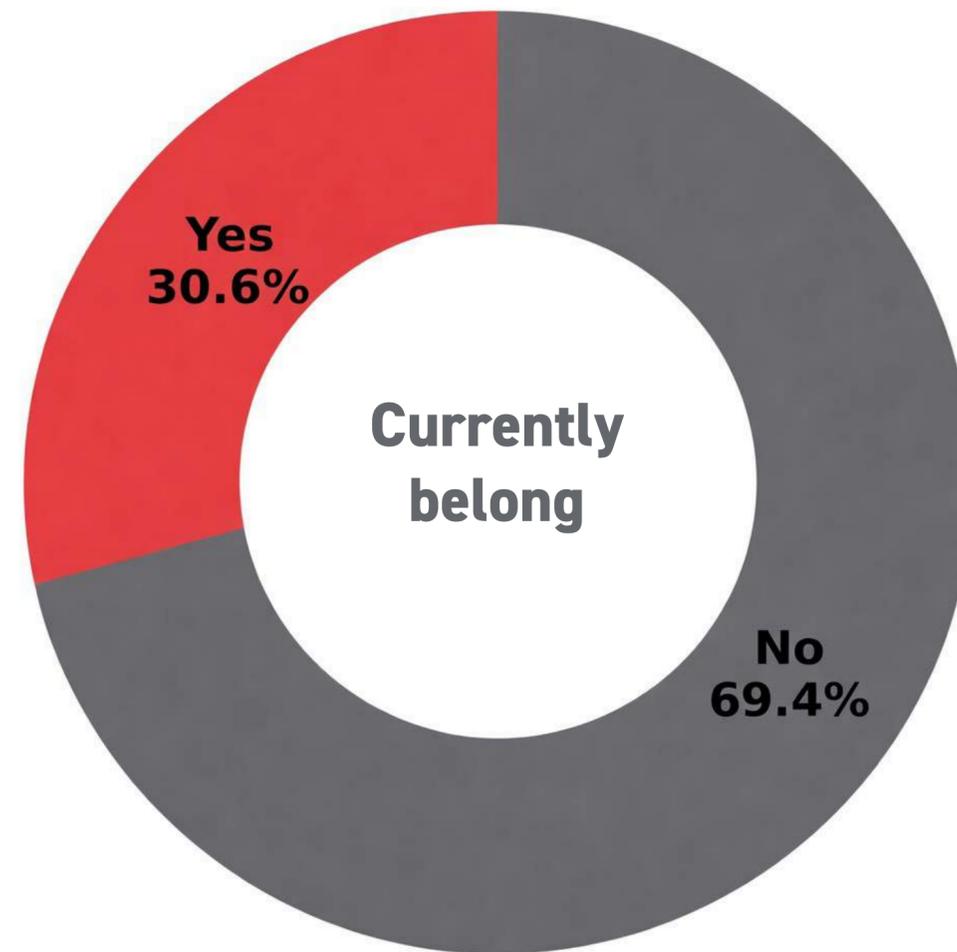
# Resident of Berkshire Township, the Village of Galena, or the City of Sunbury



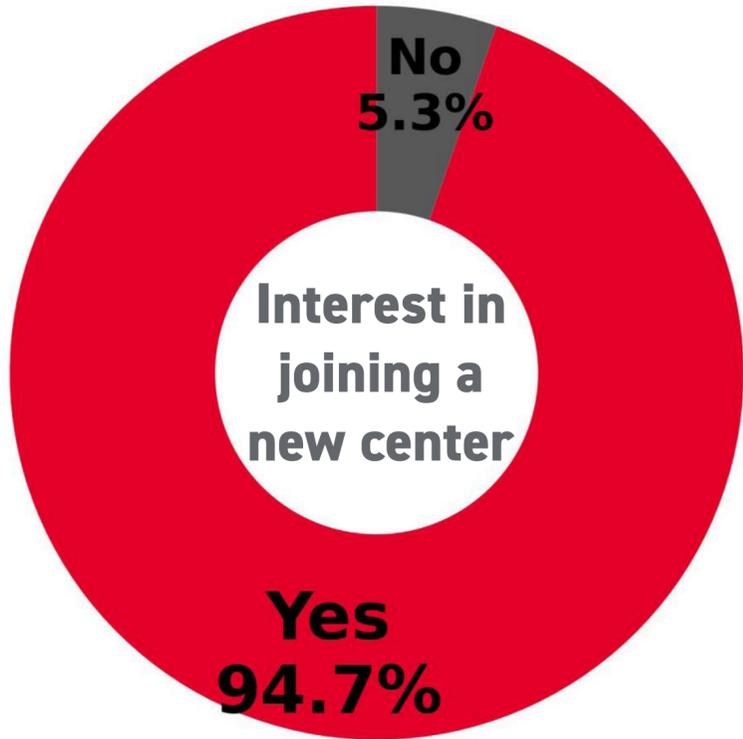
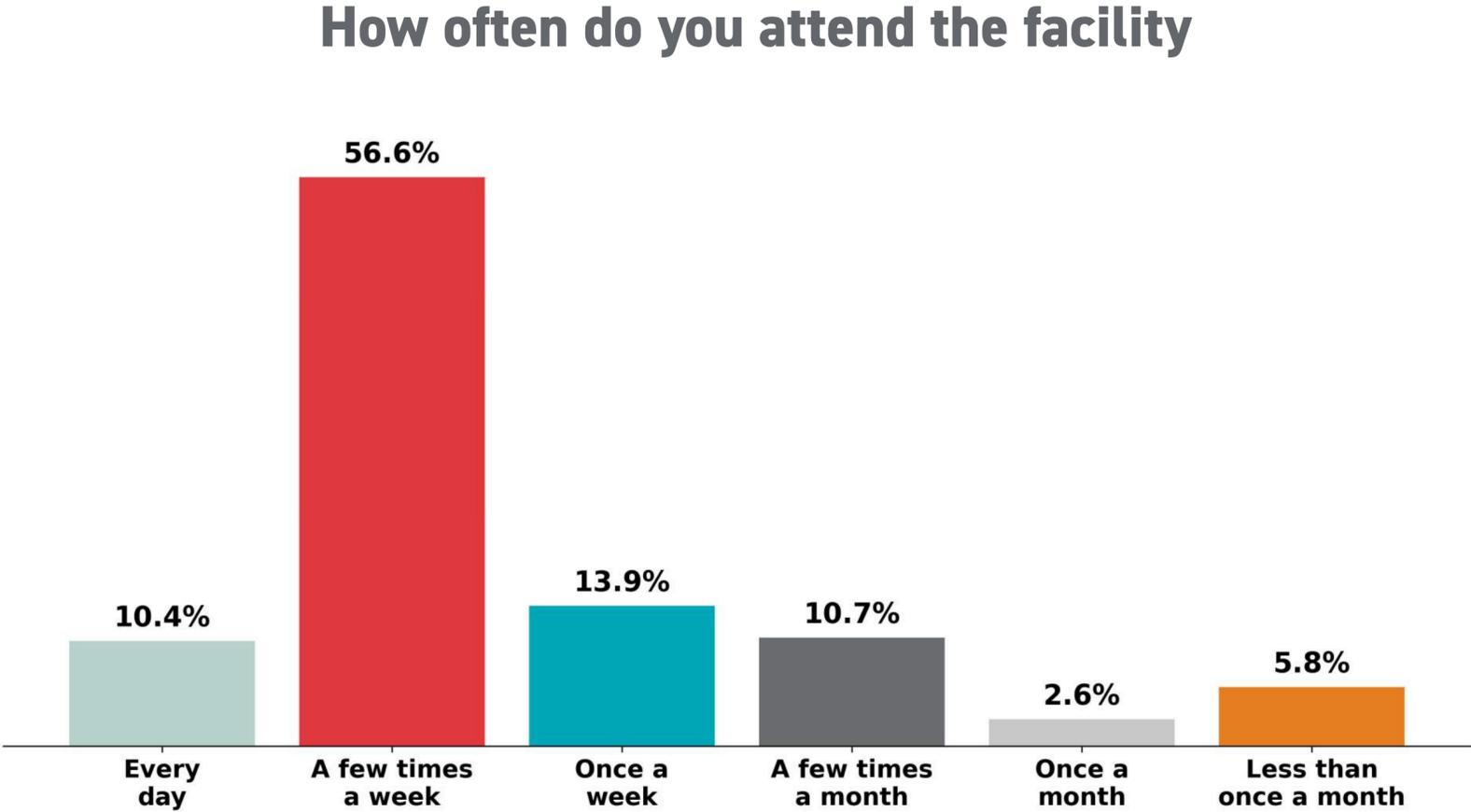
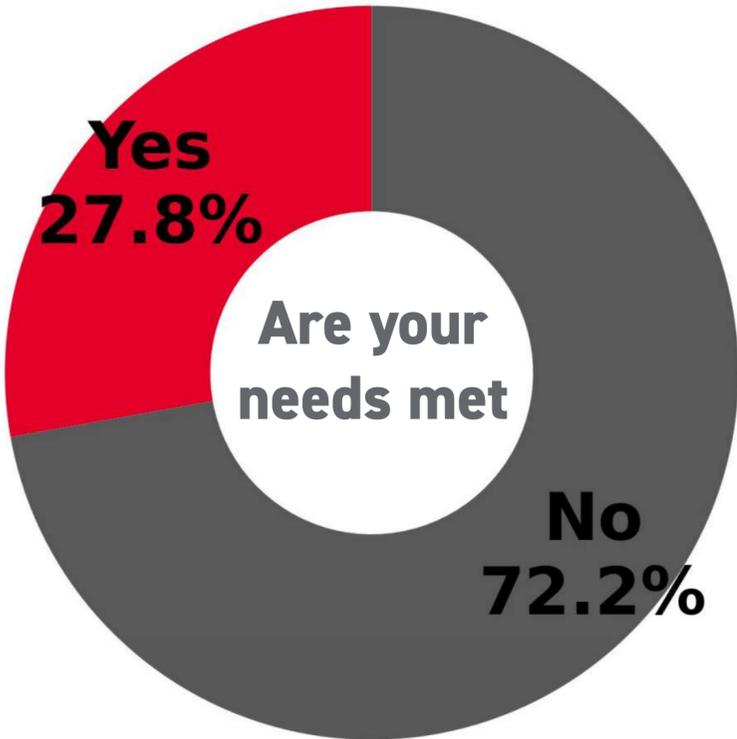
# Demographics of participant and household



**Do you and/or your household currently belong to a recreation,  
fitness, or community center**

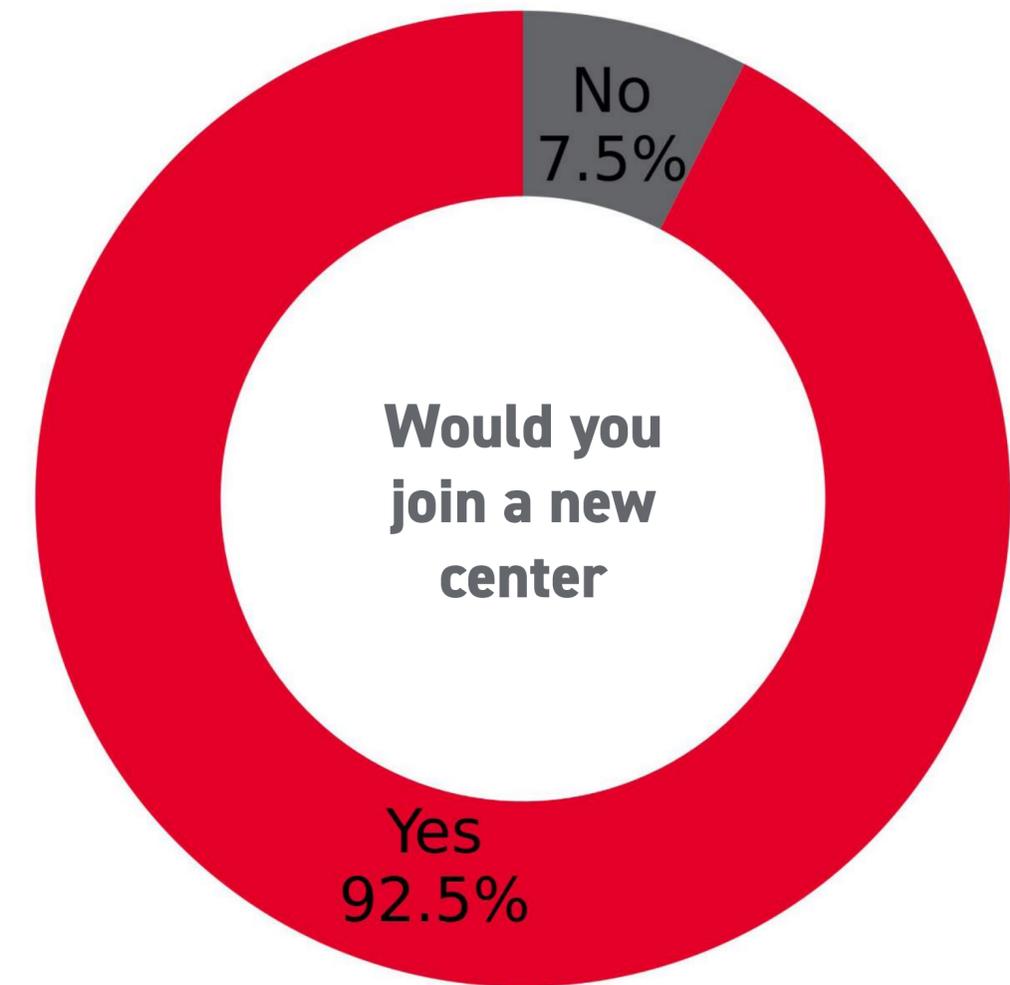
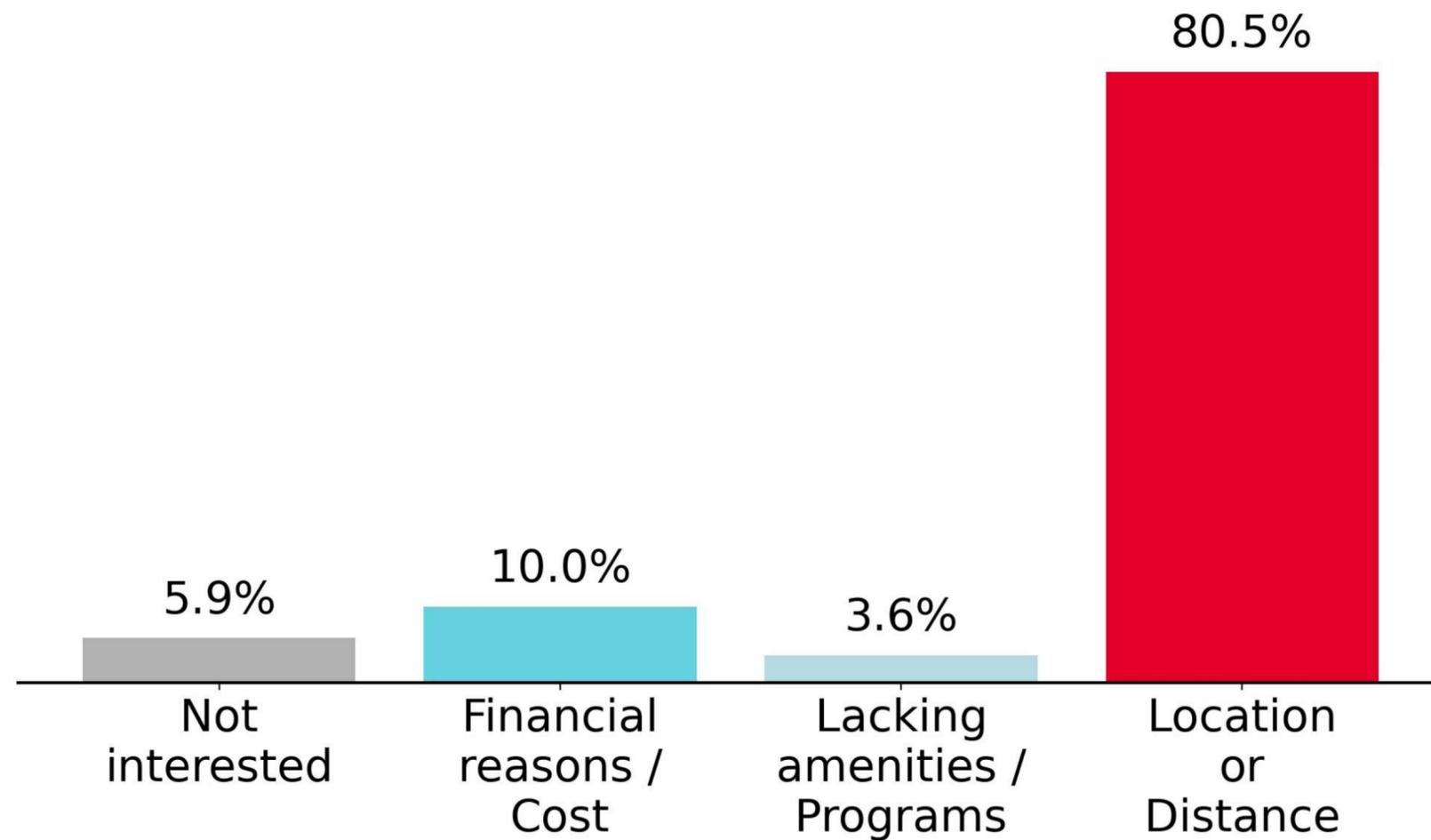


# Currently belong to a center



# DO NOT currently belong to a center

What has prevented you from joining?



# Ranking of community center amenities

## Tier 1

### Core Expectations

*Highest Priority*

- Cardio fitness equipment
- Strength training equipment
- Indoor leisure pool
- Family locker rooms & restrooms
- Indoor walking track
- Program rooms
- Outdoor leisure pool
- Indoor lap pool

## Tier 2

### Community Enhancers

*High Priority*

- Indoor wood floor courts
- Outdoor walking trails
- Multipurpose community / event space
- Rubberized indoor courts
- Outdoor playground
- Outdoor sports fields
- Outdoor gathering space

## Tier 3

### Targeted Amenities

*Moderate Priority*

- Indoor play area for kids
- Senior social gathering space
- Rentable party room
- Indoor social gathering space
- Outdoor lap pool
- Art classroom
- Cafe

## Tier 4

### Limited Demand

*Lower Priority*

- Child watch
- Demonstration / cooking kitchen
- Vending machines
- Competitive lap swimming pool

## Tier 5

### Lowest Priority

*Minimal Demand*

- Billiards area
- Remote work space
- E-sports / computer room

# What other programs and features would you like to see?

## Key themes that came up most often:

- **Aquatics is the loudest signal:** indoor pool is repeatedly called a “must,” plus swim lessons (including baby/toddler), lap lanes, water aerobics, and competitive swim needs.
- **Instructor-led fitness is highly desired:** yoga, Pilates, barre, Zumba/Jazzercise, cycling/spin, kickboxing, strength training, stretching/tai chi
- **Sports space—especially indoor turf:** strong interest in indoor turf for year-round training (soccer/baseball/football/lacrosse), plus courts (basketball/volleyball/pickleball) and indoor soccer.
- **More for kids + teens:** requests for safe teen/pre-teen hangout space, after-school programs/clubs, youth sports, and summer camps; kids play areas also repeated.
- **Wellness/recovery amenities:** frequent mentions of sauna/steam room/hot tub, with some interest in spa-style recovery (cold plunge, red light therapy, massage).
- **Arts + community events:** notable demand for a theater/stage/auditorium, along with music programming and community events (markets, movie nights).

## Practical Considerations:

- **Affordability:** requests for reasonable rates, resident discounts, and no/low tax impact.
- **Convenience & access:** location near Sunbury, trail connections/walkability, adequate parking, and extended hours.
- **Avoid duplication:** some caution about overlapping offerings with the library and nearby parks.

# Partnership opportunities

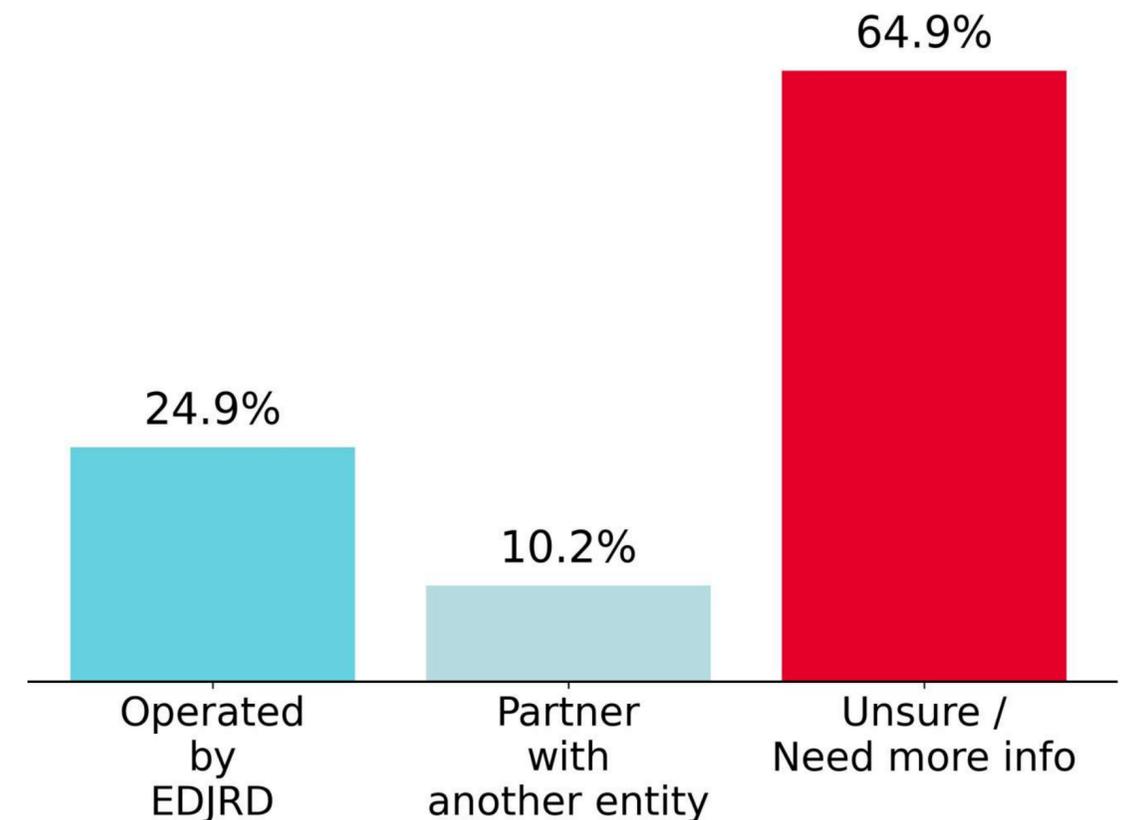
## If the community center had a partner, who should they be, or what types of services should they provide?

Respondents most often envision a community center paired with a **health/wellness anchor**—especially PT/rehab and medical outreach—supported by wellness services (massage/nutrition/recovery) and a healthy café, with mixed appetite for a YMCA-operated model.

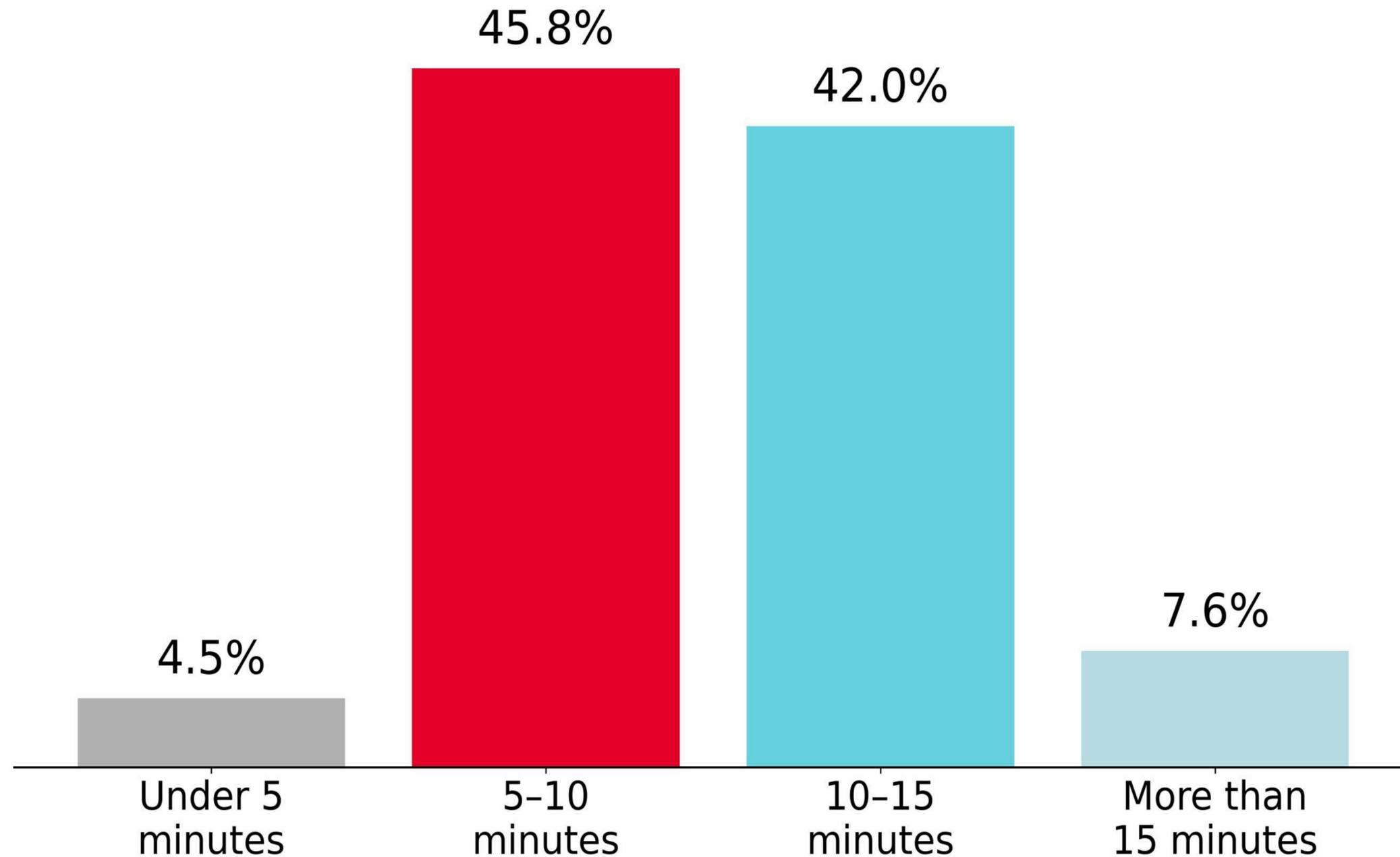
## In what ways should the community center partner with other organizations?

Respondents want partnerships that primarily benefit **Big Walnut Schools** and local families—especially by providing a **local pool** for swim/dive teams and lessons, plus shared access to courts/fields for practices, clinics, and tournaments. They also strongly support partnerships that expand **after-school/summer programming and childcare**, add **health/wellness services** (PT, screenings, nutrition), and enable **nonprofits/community groups** to host drives and events—so long as partners don't crowd out residents and ideally help **offset costs through sponsorships or rentals**.

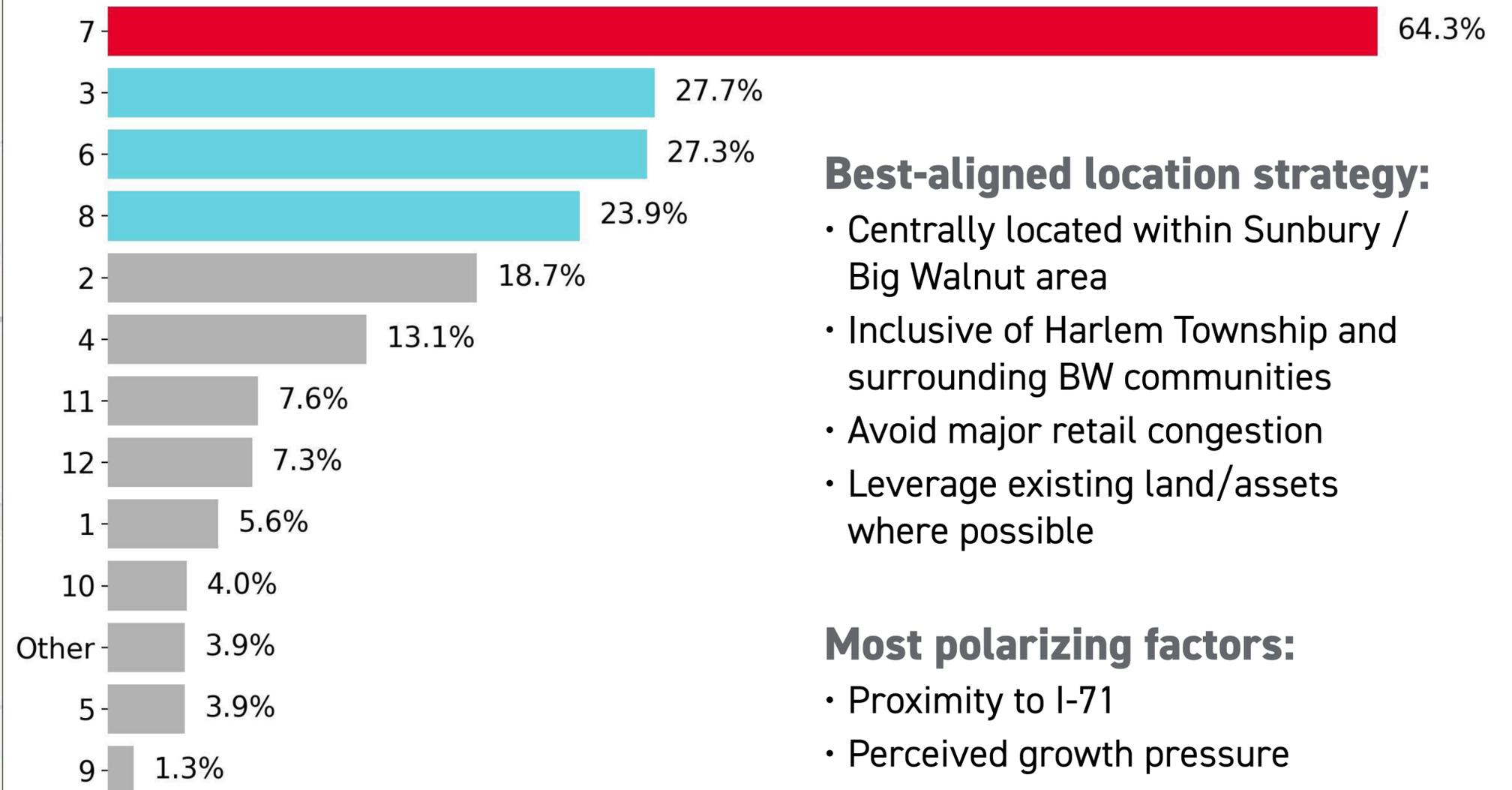
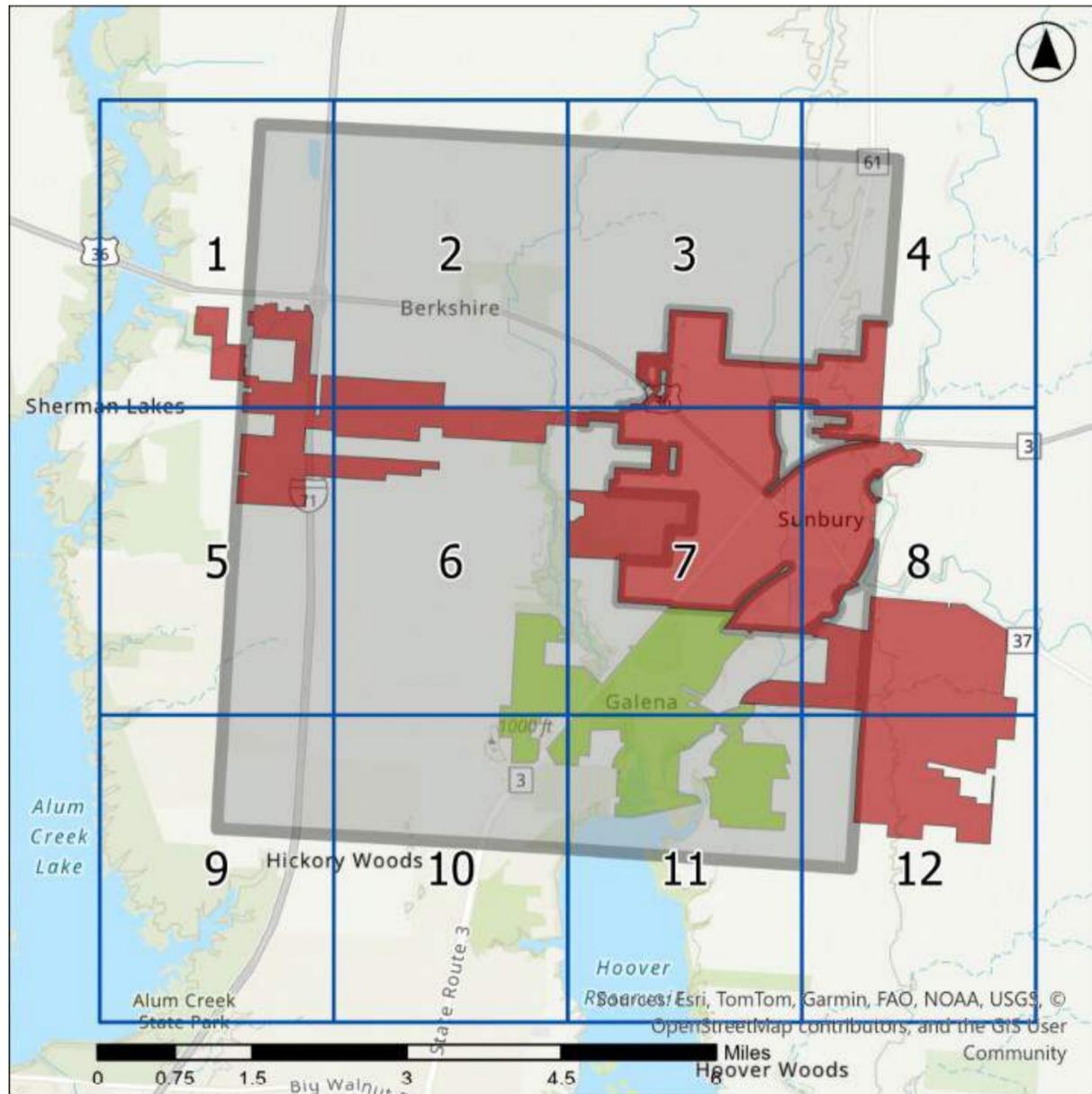
## Should the new Community Center be operated by the Eastern Delaware Joint Recreation District or partner with another entity such as the YMCA?



# How far would you be willing to drive to utilize this type of facility?



# Please indicate your preferred or recommended location for the new community center



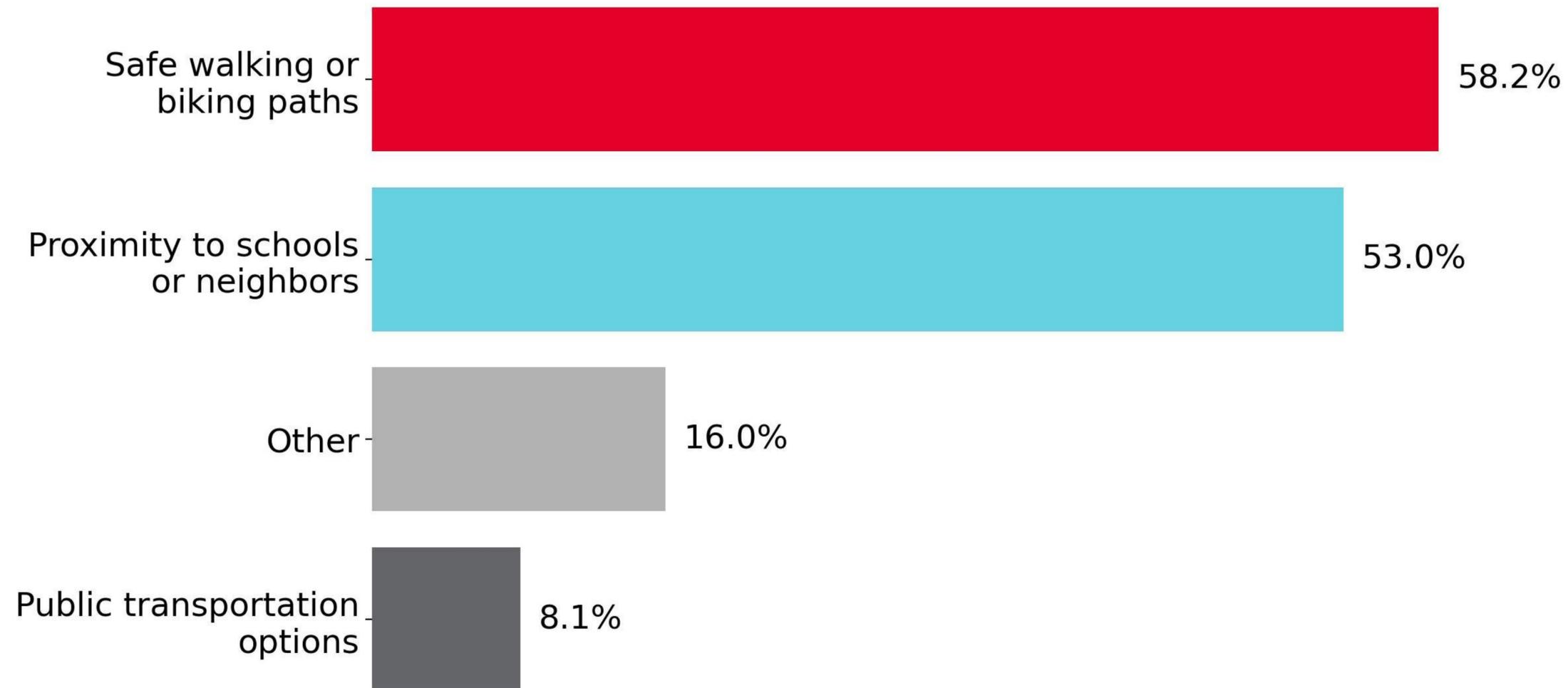
## Best-aligned location strategy:

- Centrally located within Sunbury / Big Walnut area
- Inclusive of Harlem Township and surrounding BW communities
- Avoid major retail congestion
- Leverage existing land/assets where possible

## Most polarizing factors:

- Proximity to I-71
- Perceived growth pressure
- Public Cost

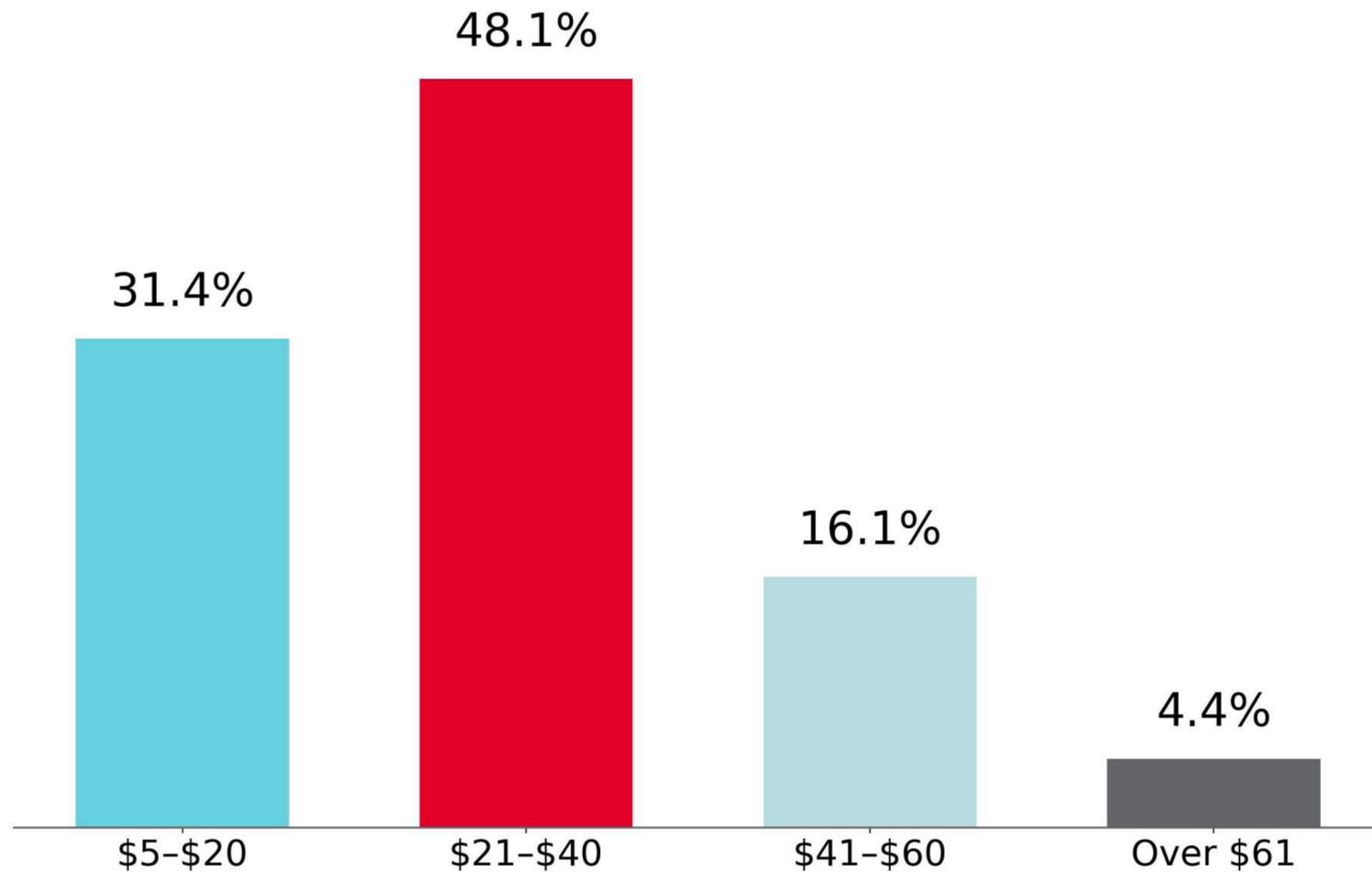
# What would make it easier for you and/or your family to access a community center?



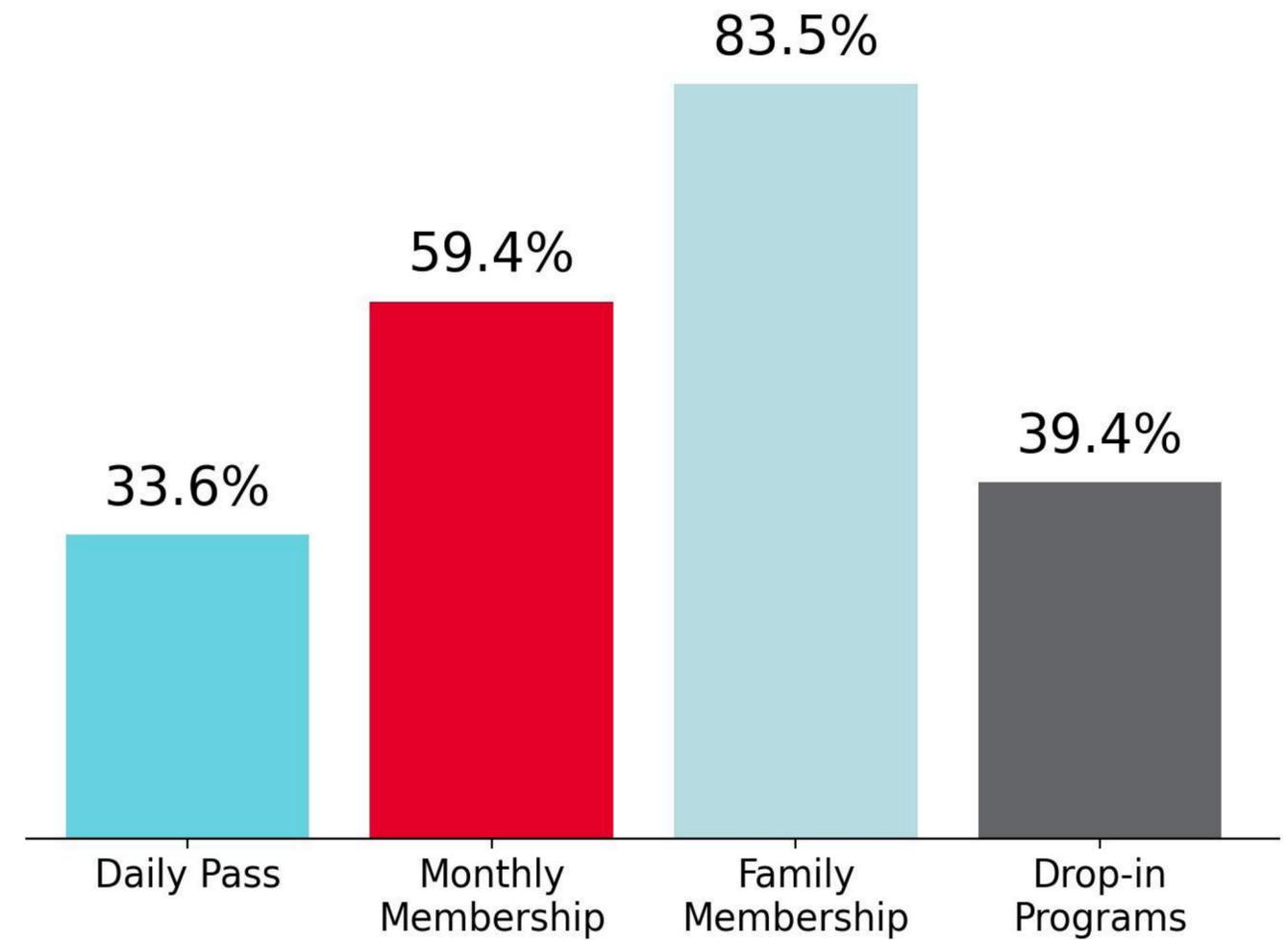
Respondents overwhelmingly prioritized **location and proximity**, preferring the center be **close to home, within Sunbury or nearby areas**, and reachable within **10–15 minutes by car**. **Ample parking, easy road access, and avoiding heavy traffic** were also key concerns, while **affordability and flexible hours** were mentioned as secondary factors.

# Membership cost and type

How much would you be willing to pay for a monthly membership (for an individual)?



What type of memberships or program options would you be interested in?



# What concerns do you have about the funding for the project?

The overwhelming dominant concern expressed by respondents is **taxes and affordability**. While many people support the idea of a community center in principle—and some are very enthusiastic—support is highly conditional on **how it is funded, how much it costs residents, and whether it becomes an ongoing tax burden**.

At the same time, there is strong agreement that **Sunbury and surrounding areas are underserved** and that a community center could provide real value if done carefully, transparently, and affordably.

# Community Identified Guiding Principles

Survey feedback revealed several consistent priorities for a potential community center:

## 1. Close the Access Gap

Many residents lack nearby recreation options and must drive 20–35 minutes to existing facilities. Proximity is a major factor in participation.

## 2. Keep It Affordable and Inclusive

Affordability was one of the strongest themes. Residents want resident discounts, sliding-scale or scholarship options, senior-friendly pricing, and programs accessible to families of all income levels.

## 3. Serve All Ages

There is strong support for a multigenerational center that intentionally serves children and teens, adults and families, seniors, and individuals with disabilities.

## 4. Focus on Core Amenities

Aquatics—especially an indoor lap pool and family-friendly pool options—were the most requested feature, alongside fitness equipment, courts, and group wellness programs.

## 5. Plan for Growth

Residents want a facility sized for future population growth, built with durability in mind, and informed by lessons from successful peer communities.

## 6. Choose Location Carefully

Location should balance access, traffic impacts, safety, and proximity to growth areas, schools, trails, and other community assets.

## 7. Fund Transparently and Sustainably

There is strong interest in clear oversight, long-term operational sustainability, and exploring partnerships and grants to limit tax burden.

## 8. Reflect Sunbury's Character

The center should strengthen community identity and feel welcoming, practical, and aligned with Sunbury's small-town character.

# GROUP ACTIVITY

MSA DESIGN

PIZZUTI SOLUTIONS™



# GROUP ACTIVITY OBJECTIVES

Obtain feedback on the Community's preference for the right **balance of program amenities** and **overall project size and cost**

Understand the Community's **priorities** for programs and amenities

Project size will be used to help determine **site selection** criteria

# BENCHMARKING

“SMALL”



**LINDEN  
COMMUNITY  
CENTER**

50,000 SF

“MEDIUM”



**DELAWARE  
COMMUNITY  
CENTER YMCA**

72,000 SF

“LARGE”



**WESTERVILLE  
COMMUNITY  
CENTER**

145,000 SF



# Delaware Community Center YMCA



## BRANCH AMENITIES

 Indoor Pool	 Child Watch/Kids Time	 Basketball Courts
 Hot Tub	 Strength Equipment	 Indoor Cycling
 Family Changing Rooms	 Party Room Rental	 Aerobics Studio
 Cardio Equipment	 Sauna	 Boxing Bags
 Indoor Track	 Baby Pool/Splash Pad	 Indoor Pool Slide

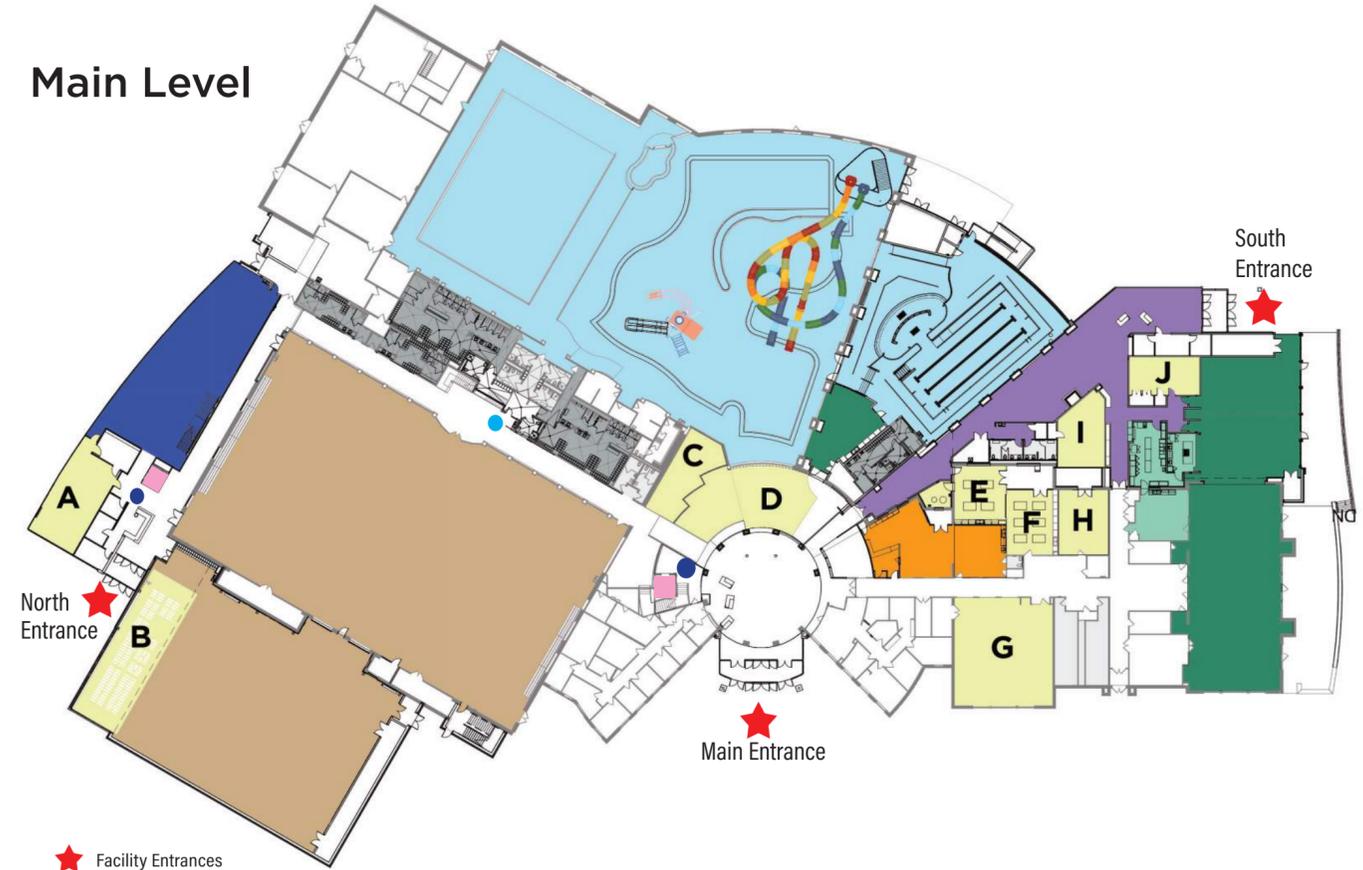
# Westerville Community Center 145,000 Square-Foot Facility



## Westerville Community Center FACILITY MAP



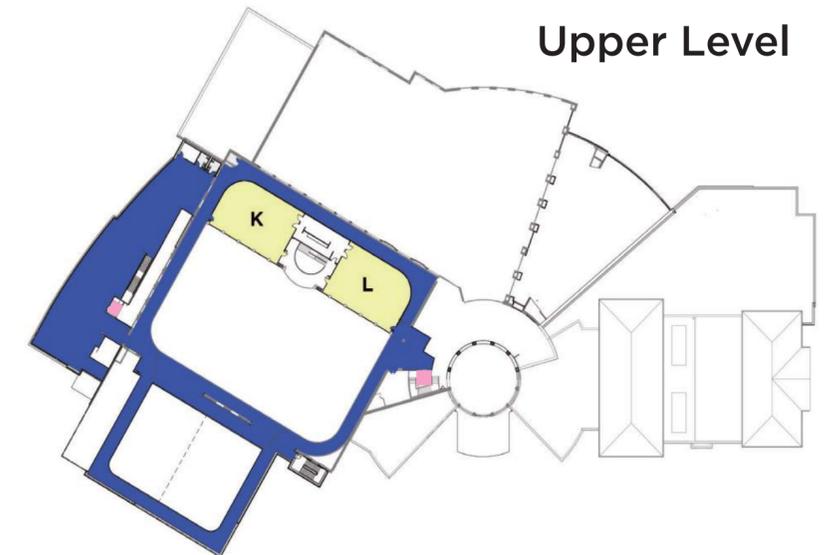
### Main Level



- ★ Facility Entrances
- Fitness/Track Area Entrances
- Indoor Pool Entrance

- A North Group Fitness
- B Adventure Gym
- C Climbing Wall
- D Indoor Playground
- E Ceramics
- F Crafts
- G South Group Fitness
- H ESports
- I Senior Center Billiards
- J Classroom
- K Group Fitness
- L Yoga/Aerobics
- Sprouts Childcare Room
- Multipurpose/Party Rooms
- Kitchens/Demo Kitchen
- Gymnasium/MAC Gym
- Fitness/Track
- Indoor Pool Complex
- Locker Rooms/Restroom
- Restrooms
- Elevator
- Senior Center Social Area

### Upper Level



# Group Activity Process

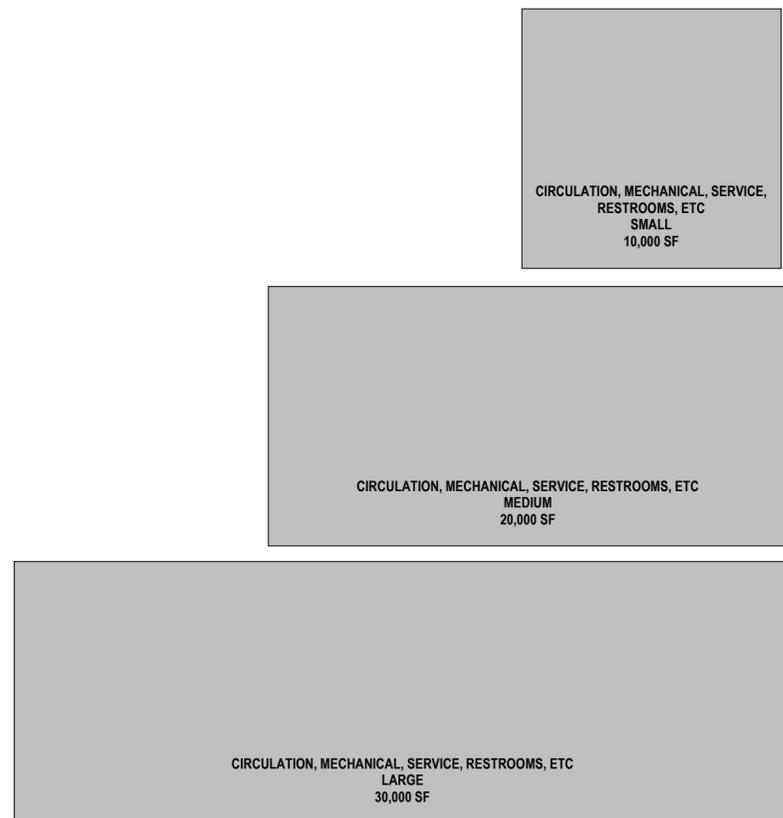
## Process:

- Divide into groups
- Each group will work together to determine preferred project size
- Each group will work together to determine priority of programs and amenities, placing program pieces on scaled project footprint size
- All projects will need to include Circulation, Mechanical, Service, Restrooms, etc. based on project size

# Programs and Amenities

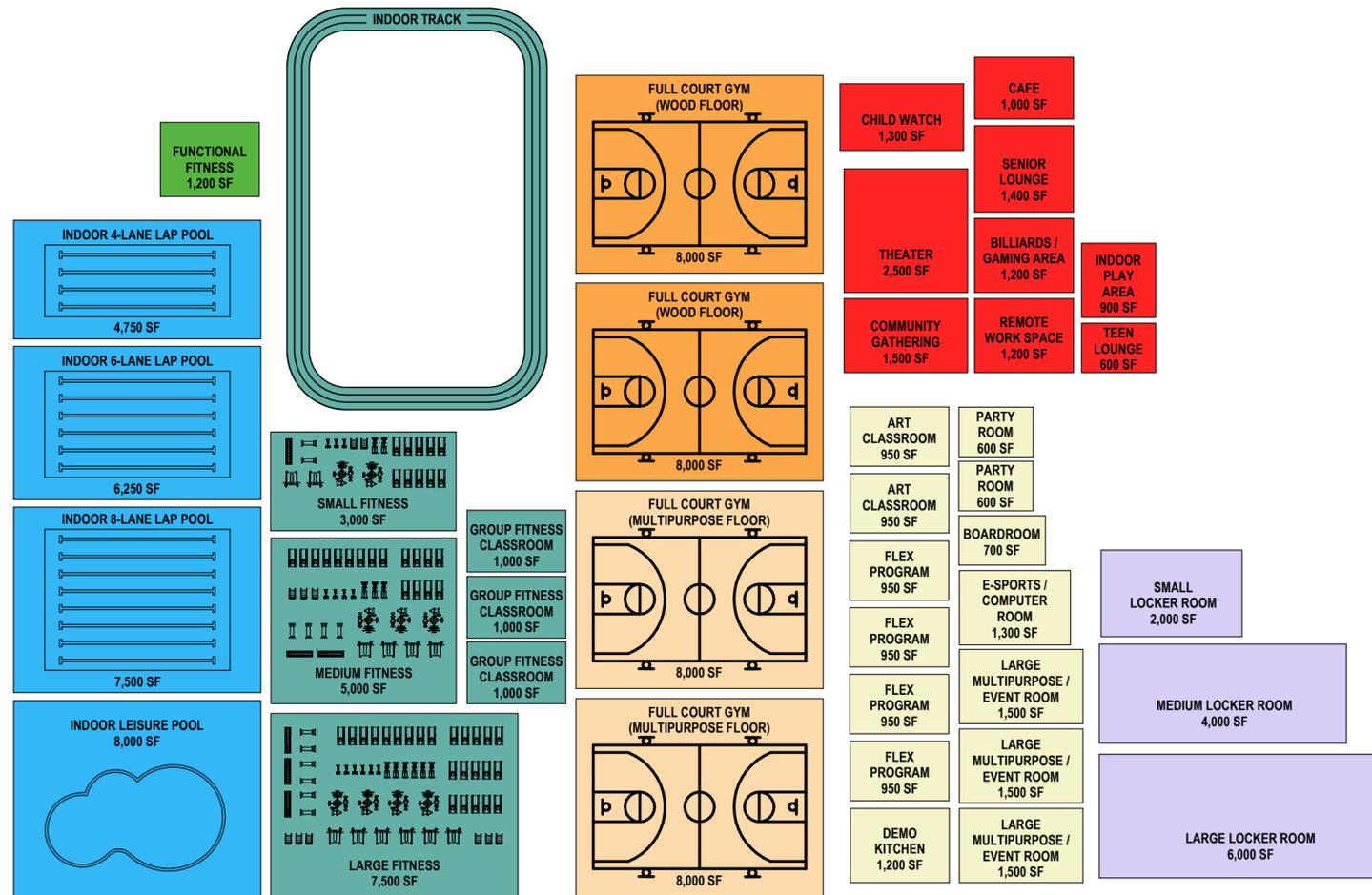
## Must Include

Circulation, Mechanical, Service, Restrooms, Etc



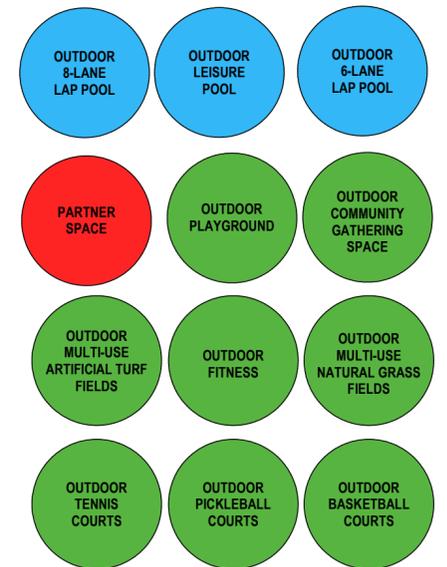
## Program and Amenities

Choose your priority programs and amenities



## Exterior or Partner

Optional items that will not contribute to the building size in this exercise



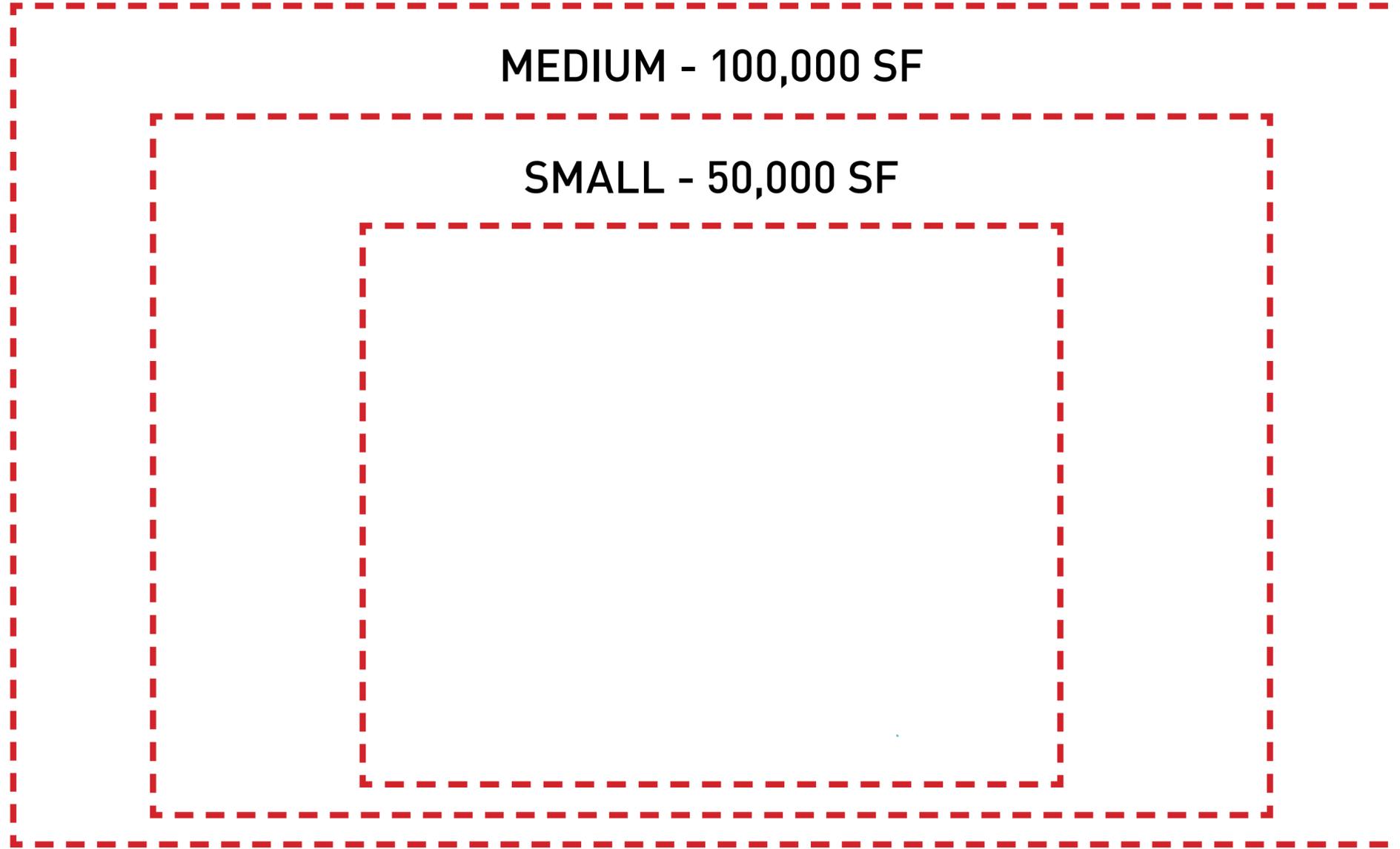
■ AQUATICS   
 ■ FITNESS   
 ■ GYM   
 ■ PROGRAM   
 ■ OUTDOOR   
 ■ OTHER   
 ■ CIRCULATION, MECH., RESTROOMS, ETC   
 ■ SUPPORT SPACE

# Building Size

LARGE - 150,000 SF

MEDIUM - 100,000 SF

SMALL - 50,000 SF



# Group Activity Example

## NEXT STEPS

**Group Activity Reporting**

**Online Community Survey #2**  
*Mid-February*

**Community Engagement Workshop 03:**  
*Anticipated March/April*

MSA

DESIGN

PIZZUTI SOLUTIONS™

