

Rec District/Center FAQs

FAQs

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Why do we need a Rec District?

The Rec District is needed to be able to propose a construction bond for a Rec Center. The Rec District would also cover the operational costs of the facility.

How do you establish a Rec District?

A Rec District needs to have a petition with 20% of the registered voters in order to have it on the ballot. It requires more than 50% of the registered voters' approval for it to pass. Once it passes, a rec district board will be appointed and up for election the following term.

How much is a Rec District going to cost me?

If a Rec District was established, your property tax would increase \$4.27/month for every \$100K of home value.

* Keep in mind the \$125,000 homeowners tax exemption.

Example: For a home valued at \$325,000, you would subtract \$125,000 to get \$200,000, then divide that by \$100,000 which equals 2. Next multiply \$4.27 by 2 which is \$8.54, which is the total cost per month the Rec District would cost you.

How big is the Rec Center Facility and what amenities would be in the Rec Center?

Concept Program & Plan

Recreation Center Program - Approx. 78,000 SF

General Support Spaces

- Lobby, Social Gathering, and Support Spaces
- Welcome / Control Desk
- Facility Administration
- Locker Rooms- Men's, Women's, and Family

Community Spaces

- Large Event Hall / Multi-Purpose Rooms
- Party Rooms / Classrooms / Dry Crafts
- Catering / Teaching Kitchen
- Games Room
- Child Watch
- Indoor Playground

Recreation & Athletic Spaces

- Gymnasium – 2 Primary Basketball Courts
 - 1 High School Size Basketball Cross Court
 - 2 Volleyball Courts
 - 4-6 Pickleball Courts
- Elevated Walk / Jog Track
- Open Fitness Area- Cardio / Circuit / Weights
- Group Fitness Studios

Aquatic Spaces

- Indoor Recreation Activity Pool
 - Water Slide and Play Structure
 - Spa
- 8-Lane x 25 Yard Competition Pool w/ Spectator Area

This **concept design** was formed from the 2022 Feasibility Study which was completed based on community feedback. If a Rec District were established, they would need to complete an updated survey to finalize plans and design for a Rec Center.

What's the process to get a Rec Center in Madison County?

It's a two-step process requiring the establishment of a Rec District and then a construction bond to build the Rec Center. The Rec District Board would have the final decision on Rec Center design. Both the Rec District AND the Rec Center require separate ballot measures to pass, and both have additional property taxes associated with them.

How much would the Rec Center cost to build?

Project Budget Comparison Between 2022 and 2026 Project Costs

Cost Category	2022 Value	2026 Value	Difference
Building	\$39.5M (\$504/SF)	\$48.6M (\$620/SF)	+ \$9.1M
Site	\$ 2.0M	\$ 2.4M	+ \$0.4M
Soft Costs	\$14.1M	\$17.3M	+ \$3.2M
Total Cost	\$55.6M	\$68.3M	+ \$12.7M

- Based on escalation at 6% per year for 3.5 years - anticipates tapering off from current market conditions observed across the region to normal market conditions
- **\$4 - \$4.5 Million in Annual Debt Service Payment for 30 years**

How much would it cost me to build a Rec Center?

To find out how this would impact your home, we've provided the following info. Keep in mind, you will need to apply the Property Tax Homeowners Exemption of \$125,000 if your property qualifies. This is in addition to the tax noted above for the Rec District.

1. If a Rec Center bond was passed, your property tax would increase an additional \$10.24/month for every \$100K of home value

For example:

- If your home value is assessed at \$325,000 then subtract the \$125,000 tax exemption that equals \$200,000.
- You then divide \$200,000 by \$100,000 which equals 2.
- You multiply 2 by \$10.24/month and that comes out to \$20.48/month.
- Your property tax would increase an additional \$20.48/month to build a Rec Center in Madison County.

How much would admission cost for the Rec Center?

In the 2022 Feasibility Study done by PROS Consulting, the following numbers were suggested as fees for the facility. If a Rec Center comes to fruition, the Rec District Board would finalize all fees which may or may not match these figures.

Projected Monthly Membership Fees

MEMBERSHIP TYPE	MONTHLY FEE
Monthly Passes - Resident Family	\$40.00
Monthly Passes - Resident Adult Individual	\$25.00
Monthly Passes - Resident Youth Individual	\$20.00
Monthly Passes - Resident Senior Individual	\$20.00
Monthly Passes - Non-Resident Family	\$80.00
Monthly Passes - Non-Resident Adult Individual	\$50.00
Monthly Passes - Non-Resident Youth Individual	\$40.00
Monthly Passes - Non-Resident Senior Individual	\$40.00
Punch Passes - 20 visits - Residents	\$100.00
Punch Passes - 20 visits - Non-Residents	\$200.00
Daily Guest Resident - Youth Individual	\$8.00
Daily Guest Resident - Adult Individual	\$10.00
Daily Guest Resident - Senior Individual	\$8.00
Daily Guest Non-Resident- Youth Individual	\$12.00
Daily Guest Non-Resident - Adult Individual	\$15.00
Daily Guest Non-Resident - Senior Individual	\$12.00