

2020 Vernon Township Building and Land Strategy

August 26 Discussion

Challenges

1. Fire Department financial concerns and training needs
2. Multiple building options for township and fire admin offices
 - a. 700 Broadway – Existing Township and Fire Office
 - b. 602 Vitality – Old Medical Building (half unfinished, half built out)
3. Great building and land assets close to the station but maintenance costs are serious consideration.
4. COVID implications on seat spacing, sanitation and technical needs for online.

Goals/Considerations

1. Best use of taxpayer money.
2. Clearly articulate the needs of the township and fire department.
3. Understand gaps in community needs and potential for cross-use of assets for the broader community.
4. Evolve short term, mid term and long term building use strategy.
5. Creative use of space for collaboration and meetings.
6. Consider partnerships to bring state-of-the art technology solutions particularly for online meetings. (eg Nine Star)

Needs Assessment

1. Township
 - a. 3 Offices for Trustee, Deputy Trustee of Finance and Director of Township Assistance & Community Engagement. Offices for private 1 to 1 meetings. Also must be able to secure financial, personnel and TA files.
 - b. Meeting space for up to 30 people for Township and Fire Territory Board Meetings, Community Engagement Meetings (consider online needs)
 - c. TA must have private meeting space (could be part of office) near entrance. Consider safety barrier and press button entry.
 - d. Future. We don't see need for additional offices in the mid or long term.
2. Fire Department
 - a. 3 Offices for Chief, EMS Chief, Marshal. Workspace or offices for Fire Admin, Operations, Training, PIO and Community Educator.
 - b. VTFD Classroom and Field Training – Need 18-month projections on types of classes and # of students (consider online, in class and outdoor needs)
 - c. Regional Classroom Training – Need 18-month projections on types of classes and # of students (consider online, in class and outdoor needs)
 - d. Display of antique fire equipment and history of the department.

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3. Shared Space
 - a. Reception Area with no receptionist. Need to consider process.
 - b. Kitchenette with eating area.
 - c. Secured Record Storage
 - d. ADA Restrooms
 - e. Storage (need to assess this)
 - f.
4. Community
 - a. Assess existing Community Meeting options and uses in the community. Talk with Scouts, Chamber, Fortville Action, Optimists to understand needs. (Eg Fortville Community Center, Taxman, Fortville Business Center, Fortville Town Hall) What is lacking?
 - b. Can we engage County Partners with this space? Greenfield based Non Profits? Hancock County Economic Development, Community Foundation,
 - c. Can we partner with Town of Fortville on board meeting space and share technology to make more accessible? How about Town of McCordsville? Should we rotate our board meetings between the two towns?
5. Land
 - a. Assess community needs and options. Discuss with our property neighbors.
 - b. Fire Training grounds? Partner with Police. Grants?
 - c. Large outdoor covered shelter? Training and Meeting Space (think COVID options). Something that could be used for farmers market,
 - d. Marshy area could have a walking trail, shelter, picnic tables and bird feeders? Keep it natural but make it more user friendly for everyone in the area.
 - e. Community garden? Continue? Move behind retention pond?
 - f. Many potential needs if we develop this land.
 - i. Access Road (gravel?)
 - ii. Water
 - iii. Signs
 - iv. Gates/Fencing
 - v. Security concerns
 - vi. Ongoing Maintenance
 - g. Others

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Potential Scenarios

- a. Scenario One: Retrofit Existing Township Office
 - i. The Township Office is presently being used in an adhoc fashion. We took it as is and have made it work as we put all our energies into the Fire Department. But it is a large space that is inefficiently used and poorly laid out for our purposes.
 - ii. We could reconfigure and update the existing Township building.
 - iii. Parking expansion and a sidewalk to the station would need to be addressed.
 - iv. Lease the entire Medical Building if possible. Or sell if needed.
- b. Scenario Two with Options A & B: Lease either half of the Medical Building; Build out the other half for township and fire.
 - i. The Medical Building is conveniently located next to the Fire Station. Half the Building is un-finished and the other half was previously Doctor's offices.
 - ii. Larger total square footage if needed in the future.
 - iii. Parking is extensive.
 - iv. Electronic billboard (presently not working) belongs to this building.
- c. Scenario Three: Build Township and Fire Department offices on second floor of new McCordsville Station. Sell both existing township office and medical center buildings.
 - i. Speculative. We don't yet have land for the new station.
 - ii. Concerns that parking will be limited.
- d. Scenario Four: ????

Financial Options

- a. BOT
- b. Bond
- c. Other

Next Steps

- a. Immediate Steps Medical Center
 - i. Tucker Lease Option
 - ii. Current Building Maintenance Priorities
- b. Determine Needs and Priorities
- c. Develop Options and Pricing Scenarios