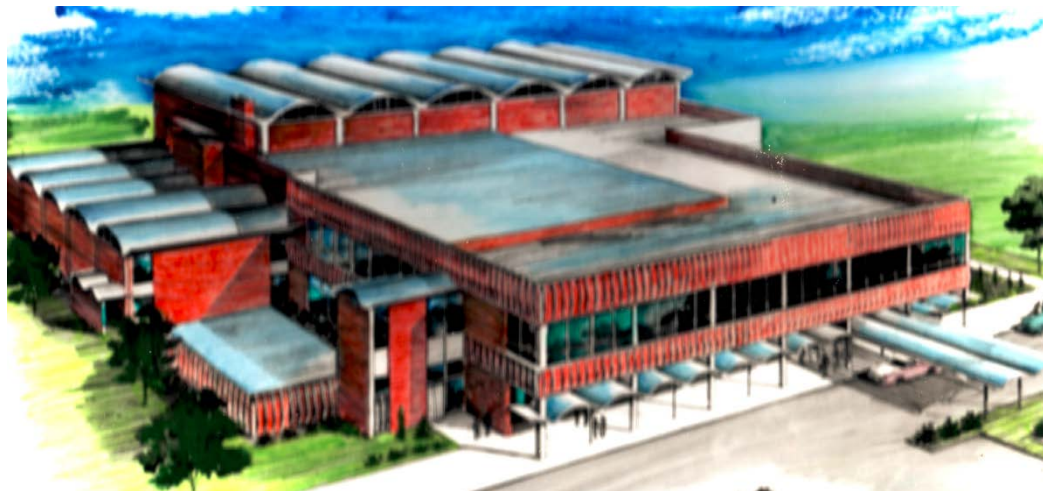




# Scott County Family YMCA





# OUR COMMUNITY IMPACT

The YMCA mission is strengthening our community in **MANY** ways!

**6**

Healthy  
Living  
Centers

**25**

Community  
Agency & Non-  
Profit Partners

**13**

Licensed Child  
Care & After  
School Centers

**2**

Full-time  
Outreach  
Staff

**5**

School  
District  
Partnerships



**61,088 people**  
were connected in programs  
and membership last year



**HOURS SPENT  
READING IN OUR  
SUMMER CAMPS**

 **5,500+**

**MEMBERS  
RECEIVING  
SUPPORT**

 **8,000+**

**TEEN DROPOUTS  
TURNED GRADS**

 **100+**

**\$1.53 MILLION**

**WILL BE INVESTED IN** local kids, teens, adults,  
families and seniors in direct financial assistance.

**1.75 MILLION VISITS** will be made by people from all races,  
religions and socioeconomic backgrounds at our Y branches in the next year!

**Our Community  
LEADS** the  
YMCA Mission!

**2,016**  
VOLUNTEERS  
**WORKED**

**29,988**  
**HOURS**

**FOR AN  
ESTIMATED**

**\$723K**  
**IN VALUE**



**298,121  
ADULTS  
CONNECTED IN  
LAND & WATER  
EXERCISE CLASSES**

Together they created greater energy and made their spirits, minds and bodies healthier, and happier!



**3,813 KIDS WERE  
CONNECTED IN  
SWIM LESSONS**

Together they developed self-esteem and confidence.



**11,108 KIDS  
CONNECTED IN  
SUMMER CAMPS**

Together, in camps including Military Kids, Teen Leadership and summer enrichment, they learned to interact and relate.

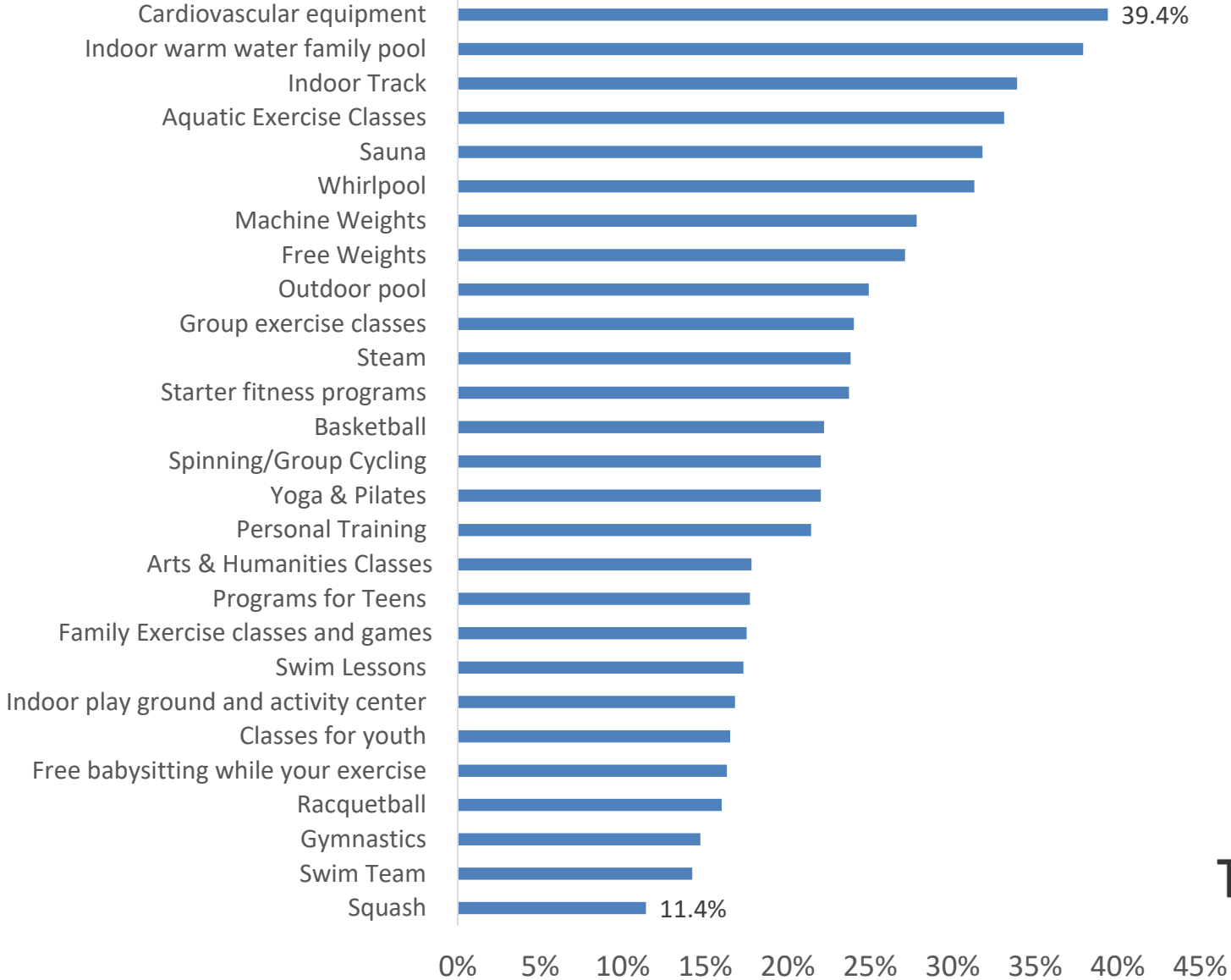


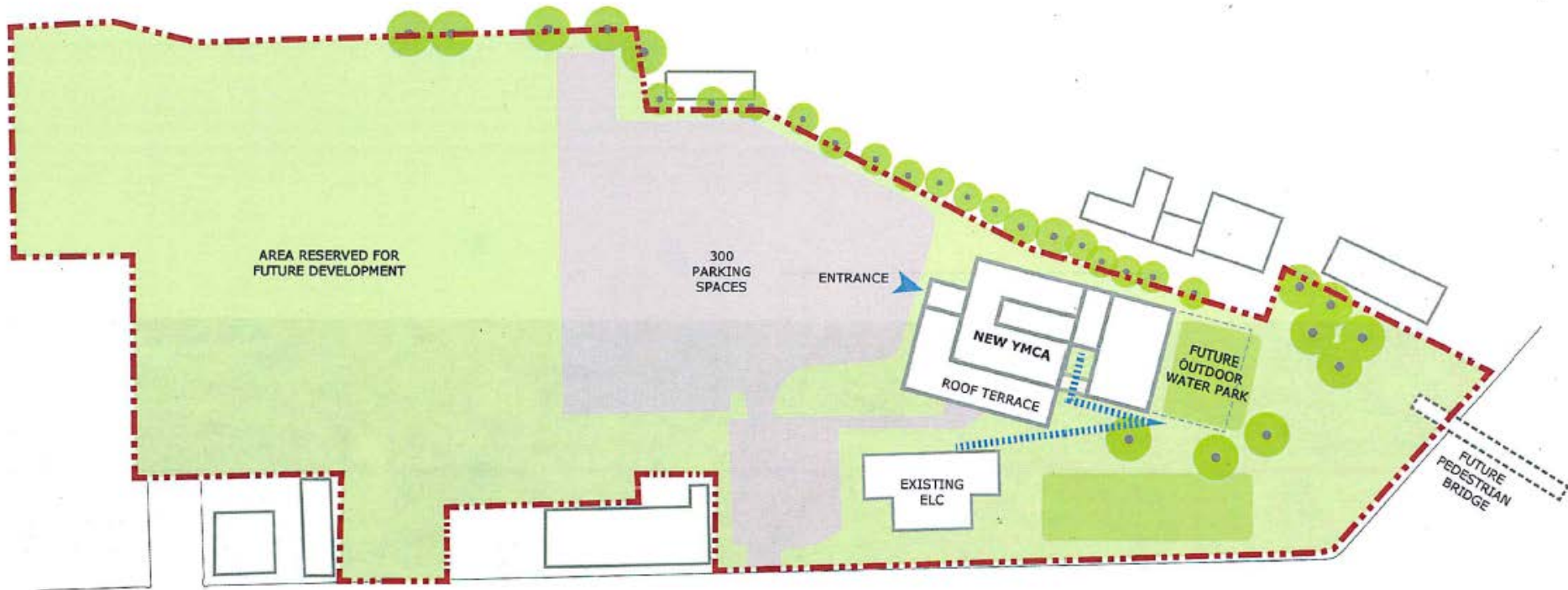
**1,946 DONORS  
TO OUR ANNUAL  
CAMPAIGN**

Together they assured every child, teen, senior and family that they have a place at the Y!

**CREATING COMMON GROUND: We are UNIFYING the people of Eastern Iowa!**

# All Respondents Data for Davenport (Would Use Often)





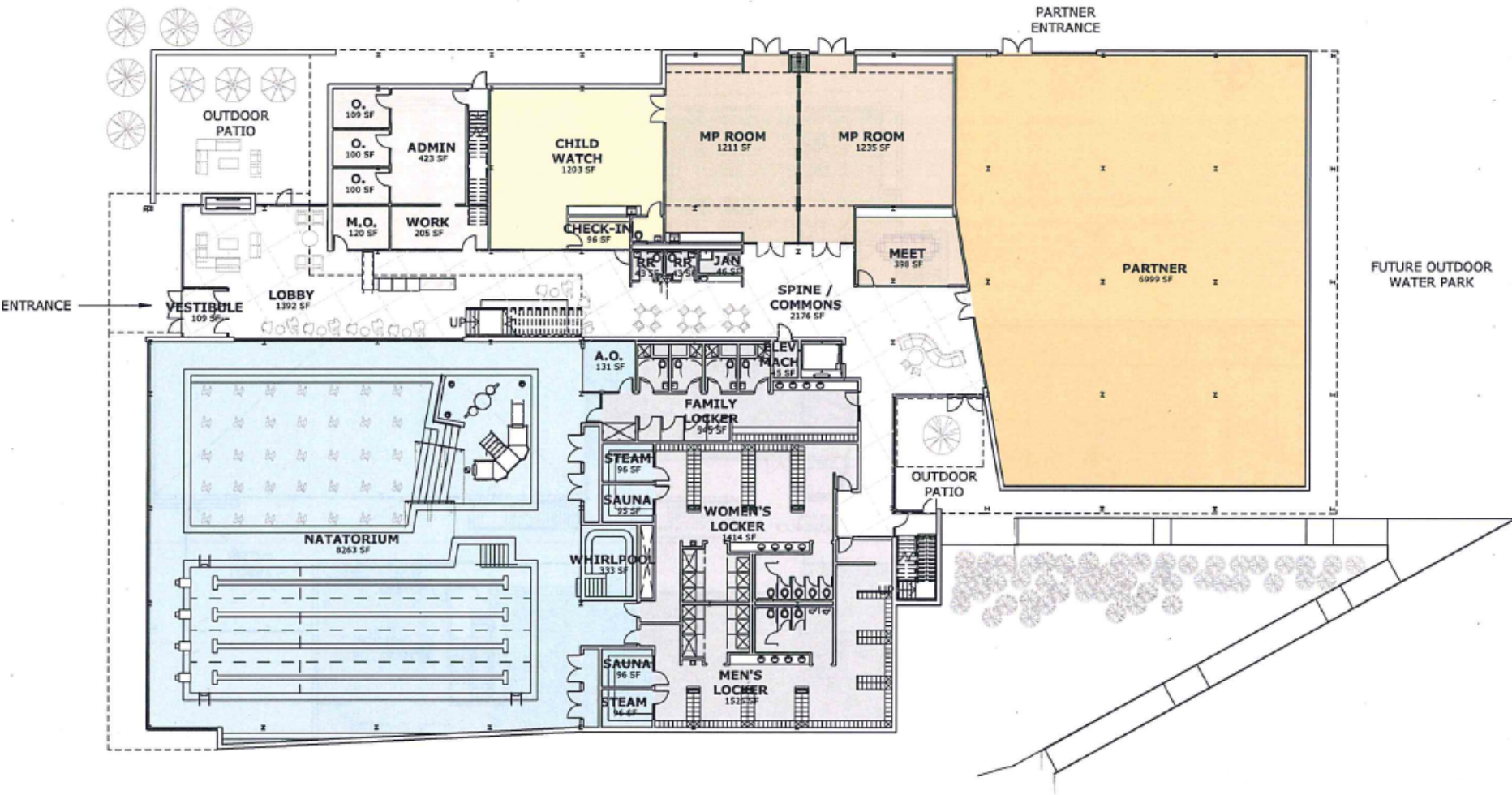


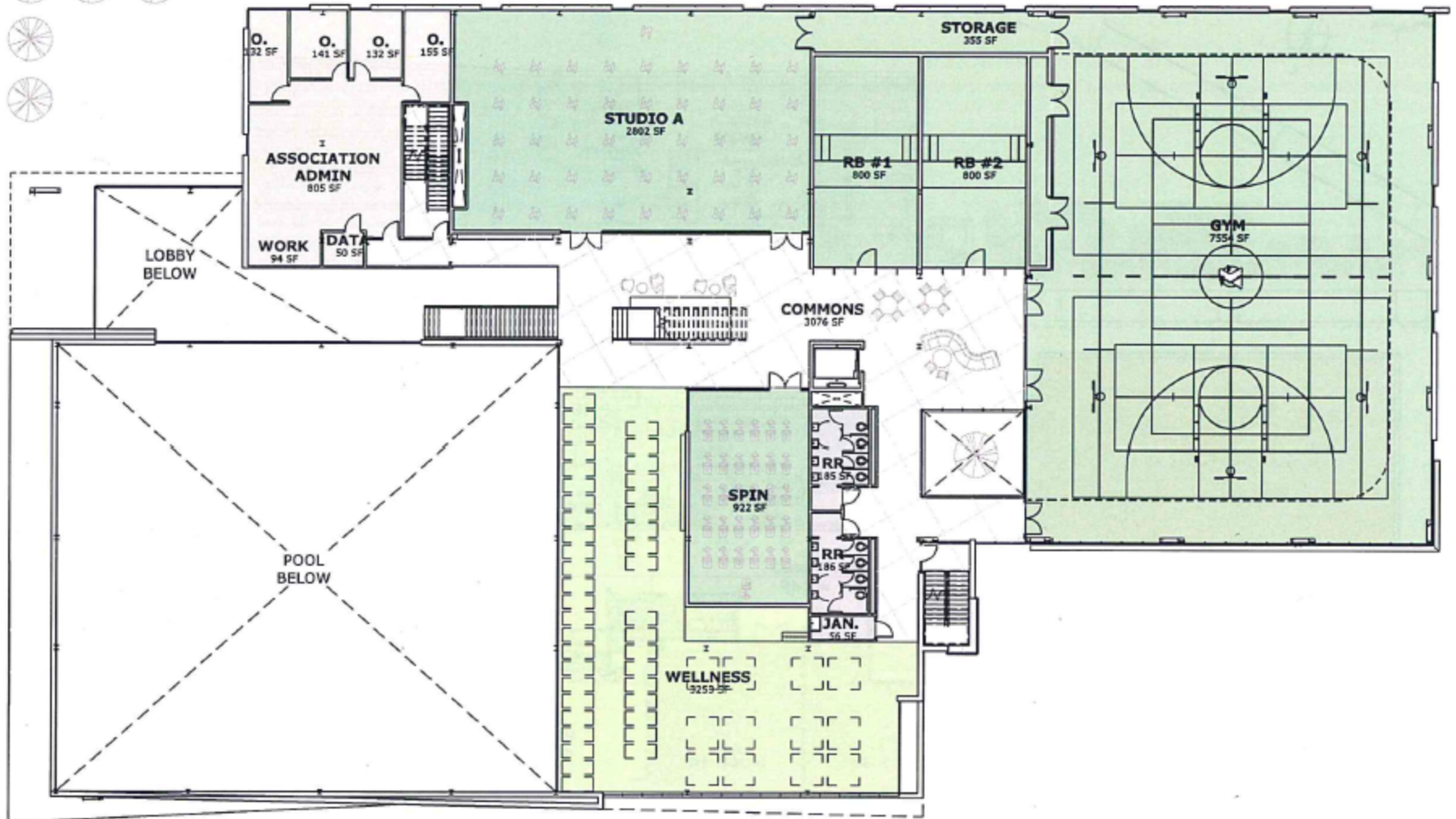
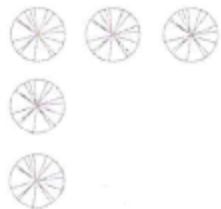


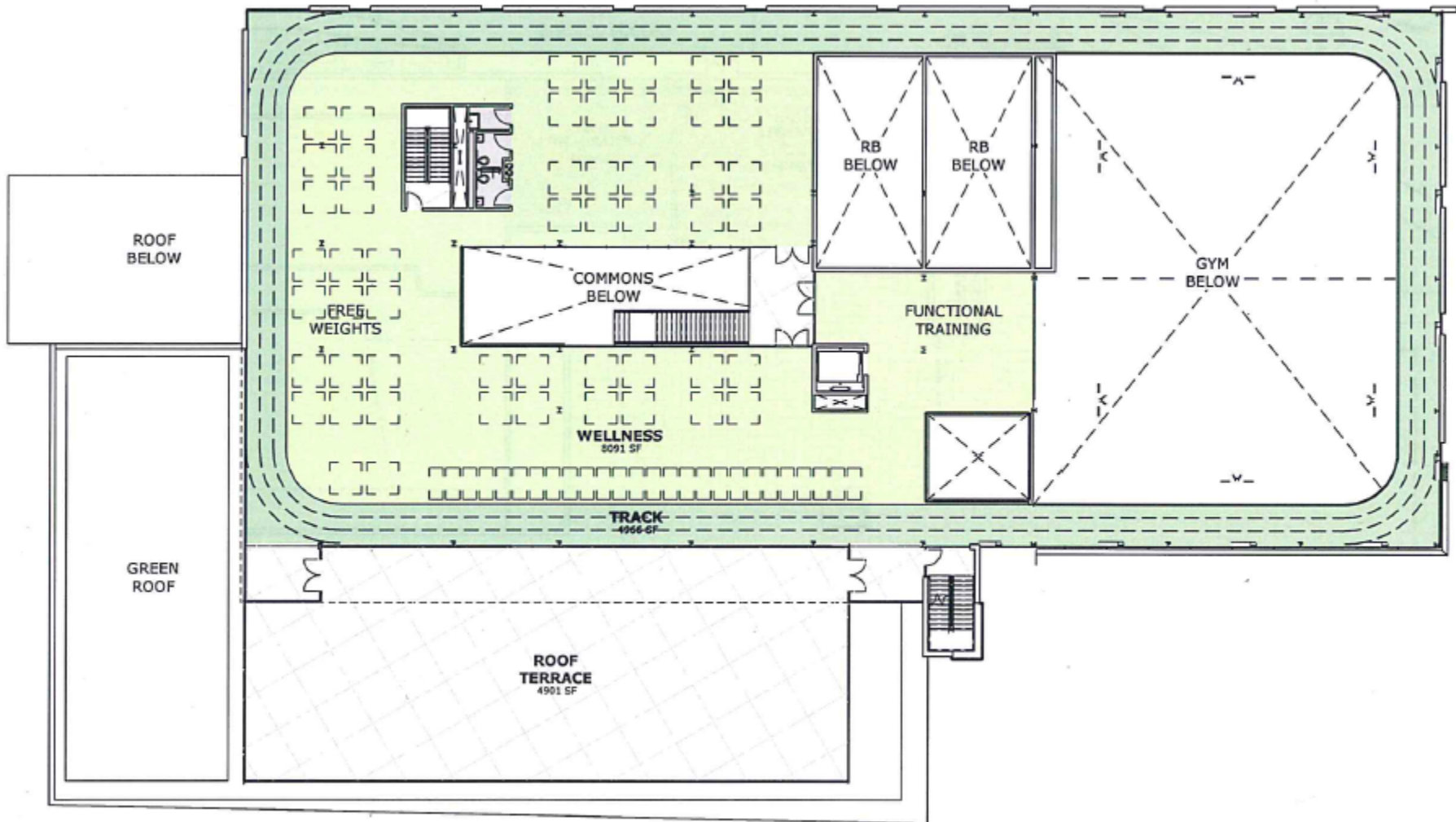














**Project Name:** Scott County Family Y – Downtown Davenport YMCA

**NMTC Allocation Amount Requested:** \$10,000,000

**Project Location:** 4<sup>th</sup> Street & River Drive Davenport, Iowa | Census Tract: 19163010900 | Severely Distressed | 48.74% Median Family Income | 35% Poverty Rate

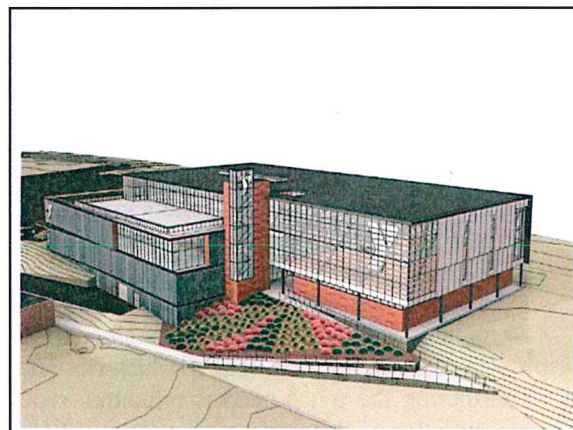
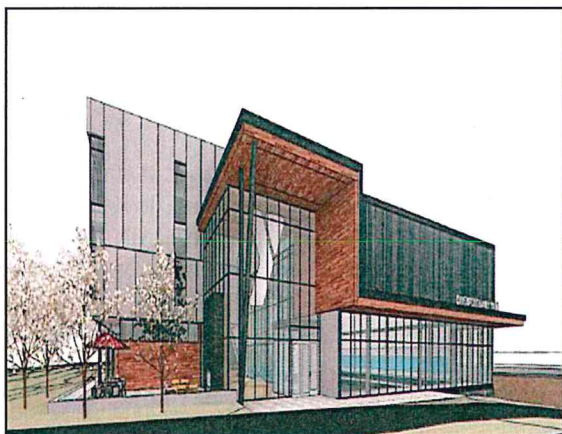
**Project Type:** Community Facility in Downtown Davenport, IA | Youth Development | Nonprofit | Increased Programs and Service Offerings | Community Revitalization

**NMTC Community Outcomes:** Community Health & Wellbeing | Expanded YMCA Teen & Kid Programs | Over 300 At-Risk Teen Participants | Over 50 At-Risk Child Participants | 82% Success Rate in Teen Programs | 70 – 90% Success Rate in Child Programs | 60 Full & Part Time Jobs Retained | 15 Full & Part Time Jobs Created | 80 Unionized Construction Jobs Created | New Heart Research Facility | 10 Research Positions Created Over First Two Years | 5 Research Positions Created Annually After First Two Years

**Targeted Closing Date:** June 2019 Expected NMTC Closing

**Project Size:** \$22,000,000 Building Construction | \$10,000,000 NMTC financing for new YMCA facility | 12,000,000 Capital Fund Raising Campaign

**Project Status:** Public Announcement October 2018 | Construction Commencement September 2019 | Expected Completion October 2020



*SCF-YMCA Downtown Davenport Facility Front and Back Building Renderings*

### **Background and Overview**

The Scott County Family YMCA (“SCF-YMCA”) plans to develop a brand-new, \$22 million state of the art YMCA, located in Downtown Davenport, Iowa. Since its founding in 1858, the SCF-YMCA has been committed to promoting spiritual, physical, and mental wellness in its community. To accomplish this, SCF-YMCA not only provides wellness centers, but also offers various programs that concentrate on youth development, healthy living, and social responsibility. The current SCF-YMCA building in Davenport was constructed in 1962, and was last updated in the 1970s. SCF-YMCA has experienced tremendous growth in both the number of its program offerings and its participants. The SCF-YMCA facility is outdated and not currently able to keep up with the demands of the growing community. In order to accommodate such rapid expansion, SCF-YMCA plans to tear down its aging facility and rebuild it into a modern community hub.



## **Project Description**

The \$22 million state of the art YMCA, located in Downtown Davenport, Iowa, is a unique development, as it will be the only YMCA in the country to have a heart research center within its facility. In 2017, the SCF-YMCA Board of Directors approved a \$12 million capital campaign to construct the new \$22 million, 70,000 sq. ft. facility overlooking downtown and the Mississippi; the facility will include: (1) 2 pools featuring lap swimming, warm water therapy, youth and family areas; (2) a full-size gym that will also be used to serve more children and families in the summer and out-of-school times; (3) Community areas for people to gather; (4) Cardio, strength, and state of the art exercise equipment; (5) an 1/8 mile indoor track; (6) a Heart Research Center (more details below); and (7) YMCA Corporate offices. In 2015, Scott County underwent its most recent Community Health Needs Assessment (“CHNA”). In its study of over 800 households, the CHNA discovered that the top health needs included education on healthy living and addressing obesity in youth and adults. In addition, the study found that the main barriers to remedying these needs included an unavailability of funding, lack of community awareness, and the high costs associated with the programs already in place. With the new Davenport building, SCF-YMCA will be able to provide a space to address these needs through its fitness health centers and various program offerings.

SCF-YMCA Project Uses	
Building & Hard Costs	\$ 16,425,000
Site Work	\$ 1,715,000
Design	\$ 1,010,000
Other Soft Costs	\$ 2,815,000
<b>Total</b>	<b>\$ 21,965,000</b>

## **Community Revitalization**

The revitalization of the SCF-YMCA represents a long-term investment that aligns with the YMCA’s transformational gateway initiative, which will create an entryway into Downtown Davenport. The project will achieve this goal while further solidifying the inclusive mission-centered work of the YMCA. In total, the upgraded SCF-YMCA plans to span over 70,000 sq. ft. and will allow for a significant increase in membership numbers—from the current 6,500 participants to the projected 11,000. Overall, the remodel will assist YMCA in achieving their goals of expanding its services offerings and various programs focused on youth development, healthy living, and equal opportunities for everyone in the community.

In 2003, Davenport conducted a study in order to produce a 10-Year Downtown Strategic Action Plan with the goal of enlivening the area and surrounding neighborhoods. Since the national recession, downtown Davenport has struggled to gain the traction necessary to achieve economic growth. Through their research, they found West Davenport was the most in need of revitalization, and consequently, encouraged development opportunities along the Mississippi River in hopes of achieving the area’s economic and cultural potential. Though several initial programs have been put in place since then, this downtown area remains the least densely populated. The new SCF-YMCA, located near the historic landmark of the first Mississippi crossing bridge, will greatly assist in furthering the much-needed economic redevelopment and investment in this aging downtown area. With the completion of this project, an estimated \$50 million of complementary development will take place, providing the foundation for a potential influx of other major retail and commercial developers. For instance, Y&J Development Group has expressed interest in purchasing and constructing 200+ residential units and 20,000 square feet of commercial retail space adjacent to the new YMCA facility. Between the additions of the YMCA and the commercial and residential developments, the rejuvenation of this area will help bridge the gap between East Davenport and downtown Davenport, greatly improving the quality of life in these neighborhoods.

## SCF-YMCA Programs and Services

**Y Achievers:** One of SCF-YMCA’s main focuses is on youth development as evidenced through its Y Achievers Program (“Achievers”). Throughout the years, Achievers has worked to identify promising young adults and help them overcome their current obstacles. While some participants voluntarily join the program, others are referred by school counselors, transported from juvenile detention centers, or recruited from homeless situations. The program offers a customized experience to each individual in order to identify their needs and build their trust. Not only does Achievers help in providing basic human necessities such as food and clothing, but with the help of its community partners, the program also offers assistance in finishing school, applying for trade school or college, and finding employment. Since its inception, Achievers has assisted in redirecting the lives of over 300 at-risk teens away from crime, drugs, peer pressure, and dropping-out and instead creating educated, career-oriented leaders. The program has successfully impacted 82% of these individuals by helping them receive their high school diploma or GED, finding them jobs, or by simply providing them with structural activities and guidance to keep them out of trouble with the law.



- 2017 Y Achievers Participant Results
  - 126 participants, ages 14 – 19 were recruited: 39 with juvenile criminal pasts; 31 homeless; 25 teen parents; 4 school drop outs; and 27 from alternative schools.
  - 84% of them graduated high school or received their GED, 90% had no additional run-ins with law enforcement, and 87% gained employment.

Because the program is offered free of charge, NMTC allocation would provide the capital needed to supply the program’s necessities and allow Achievers to increase its impact in the lives of Davenport’s troubled youth rather than direct the funds towards financing the new building.

**Y Solutions:** SCF-YMCA also offers an assistance program for younger children not yet old enough for the Achievers Program. “Solutions” has worked with the counselors at the local Monroe Elementary and Smart Intermediate to identify at-risk students to help guide them in the right direction. Many of these students are the product of very difficult home environments. Rather than isolating these children, the Y’s teachers, counselors, and support staff provide resources. These resources include, tutors, mentors, and service learning opportunities to help impact their behavior, school attendance, and academics in a positive manner. The results for 2017 are as follows:



- Monroe Elementary
  - Behavior: 71% of participants decreased their negative referrals and 95% have had no school suspensions
  - Attendance: 90% of participants decreased their school absences
- Smart Intermediate
  - Behavior: 81% of participants decreased their negative referrals and 81% have had no school suspensions
  - Attendance: 40% of participants decreased their school absences
  - Academic Performance: 86% of participants have increased their GPA

Further, in 2017, 11 participants were transitioned out of the program because they were no longer deemed at-risk.





### **Accessibility – Income Based Membership**

SCF-YMCA is committed to making membership accessible to the entire community and consequently offers financial assistance for children, teens, adults and families who cannot afford the full cost of a Y membership. SCF-YMCA assesses each applicant's financial need based on the household's income and the number of household members. This financial assistance program waives the initial fee to join and covers up to 90% of the monthly membership dues. As of October 31, 2018, 31% of the SCF-YMCA members at the Davenport location qualified for reduced membership fees. This comprised 1,607 households with an average annual household income of nearly \$10,000.

### **Need for NMTC**

NMTC financing will help reduce the required amount of debt needed to fund the project. Without NMTC financing, SCF-YMCA must take on a heavier debt load at the detriment to its programs and services, such as, the Y Achievers and Y Solutions. This will also impact SCF-YMCA's ability to house the heart research center (Midwest Cardiovascular Research Foundation). SCF-YMCA solely relies on its membership dues, charitable contributions, and program fees to meet operational costs. \$10 million in NMTC allocation, or roughly \$2 million in equity, will reduce the potential impact of operational funds being allocated to service debt related to building costs. Furthermore, it allows them to direct their resources to expanding their programs and services to the surrounding disadvantaged neighborhoods and the Quad Cities region. In addition, without NMTC financing, SCF-YMCA may have to consider reducing the building's size and service offerings, resulting in a reduction in potential employment opportunities and the inability to achieve their goal in serving the needs of all in the Scott County Area.

### **SCF-YMCA as a Community Hub**

Part of SCF-YMCA's mission (and YMCAs in general) is to bring together people of all backgrounds under one roof. SCF-YMCA minority members account for 15% of total memberships (based on 10,244 responses). SCF-YMCA believes that the new location will attract new minority memberships, as it will be conveniently located near the base of the Rock Island Arsenal bridge and closer to Moline (located across the Mississippi), which both have growing Hispanic populations. SCF-YMCA believes these factors will likely trigger an increase in Hispanic/Latino memberships, which currently account for 4% of the total memberships. With the expansion, SCF-YMCA plans to open its doors to the public for various private and public events. Currently, SCF-YMCA partners with community programs, the Storks Nest, the BIX Race, and Hand-in-Hand to provide a space for different special events and summer programs. With NMTC financing, SCF-YMCA would be able to further collaborate with local businesses and host more community events. The new facility would also be made available to the public for other uses such as community roundtable meetings and special events upon request.

### **Midwest Cardiovascular Research Foundation ("MCRF")**

The renovated SCF-YMCA facility will provide a new home for the Midwest Cardiovascular Research Foundation. MCRF is a heart research center that was founded in 2002. Since then, they have completed over 200 national clinical trials, published more than 400 manuscripts, abstracts, and books; including, three books published specifically for public education on cardiovascular disease and two textbooks published specifically for cardiovascular specialists. Additionally, MCRF has presented their research at some of the largest national and international conferences around the world: presenting in countries like China, Taiwan, Germany, and other countries all over the Middle East. The SCF-YMCA will be the first YMCA in the country to house such a research center. MCRF is currently conducting 22 research studies from across the nation and hopes to continue to establish itself as one of the core labs for national and international studies. The addition of this heart research center will allow for the creation of ten jobs in its first two years and an additional five annually thereafter. The hourly wage for these positions will range from \$15-36 dollars and offer full benefit packages. Other non-wage benefits include quarterly bonuses and tuition reimbursements up to \$500. In addition, MCRF plans to continue its summer research program. The program annually recruits up to four students from local colleges and provides



them with a full month of BioStat education in addition to getting them directly involved with the research projects. The NMTC allocation will not only ensure a brand-new home for MCRF, but will generate exposure for the heart research center. MCRF can in turn take on and secure more research studies from around the country; including expanding their research into other areas such as, diabetes, lipids, and obesity research. MCRF currently relies on endowments to invest in new equipment and technology; the new exposure within the community through the SCF-YMCA will help secure new sources of endowments for these types of expenditures. Additionally, with a new facility, they can continue to expand its current summer program and attract top talent to the Davenport area, further enlivening the community.

### **SCF-YMCA Wellness Programs**

SCF-YMCA offers a variety of fitness programs, two of which specifically focus on increasing healthy living for those who have been diagnosed with health issues. Both SCF-YMCA's Delay the Disease (individuals diagnosed with Parkinson's Disease) and LiveStrong (cancer patients) programs assist individuals in regaining physical strength through exercise and food education. Both programs have partnered with local dietitians like Hy-Vee and MyPlate to educate participants on the food guide pyramid and other healthy eating habits. Since its inception, SCF-YMCA has served approximately 75 individuals in LiveStrong and 45 in Delay the Disease, each year. For general physical wellness, SCF-YMCA offers a MyFit program that consists of two sessions with a Certified Personal Trainer and a personal coaching time to assist participants establish and reach personal goals. Part of this plan also includes a referral to a local dietitian to increase participants' awareness on nutrition and healthy eating habits.

### **Job Creation/Retention**

SCF-YMCA projects that the new facility would allow them to retain all 60 of their current full and part time SCF-YMCA positions, in addition to creating one new permanent full-time job, 14 part-time jobs, and approximately 80 unionized construction jobs. Some of the new jobs include childcare workers, youth and summer program leaders, aquatic instructors, physical trainers, wellness coaches, group exercise leaders, and other general YMCA jobs such as custodial and administrative positions. The average hourly wage for these entry level positions is \$11.57 and this includes competitive benefit packages that consists of major medical, dental, vision, Life/AD&D, Voluntary Life/AD&D, LTD, Y Retirement (12%), paid time off and a free household membership for all full-time employees. *Part-time employees are eligible for Y Retirement and a free individual membership.* In 2017, SCF-YMCA provided over \$120,000 in employee benefits and anticipates increasing that amount to \$134,000 with the addition of new employees in the remodeled Facility.

***Accessibility to Low Income Persons:*** The new facility borders a large, economically challenged neighborhood in Scott County and consequently allows SCF-YMCA to provide employment opportunities to low income individuals. Several of the new jobs created will be earmarked for individuals without any formal training or education and offer competitive hourly wages (which is above Scott County's minimum and living wages) and a benefits package. In addition, because of its location, individuals with transportation challenges will have the ability to walk or take the city bus route to work.

***Minorities and Women Employed:*** As of December 31, 2017, the SCF-YMCA employed 349 women, accounting for 71% of the workforce, and 90 minorities, accounting for 18% of the workforce. The SCF-YMCA provides equal employment opportunity to all employees and applicants without regard to age, race, religion, color, sex, gender, national origin, disability, marital status, or other characteristic protected by federal, state or local law. Additionally, SCF-YMCA currently has 59 women serving as volunteers on their branch Advisory Boards and Corporate Board of Director's. Bidding processes for this project will also be open equally to minority and women owned businesses.