CITY OF FAIRBORN
COUNCIL WORK SESSION
July 20, 2026, at 5:00 p.m.
Fire Training Room

COUNCIL MEMBERS	Present	Absent
Dan Kirkpatrick, Mayor	☒	☐
Clint Allen, Councilman	☒	☐
Sylvia Chess, Councilwoman	☒	☐
Brian Dodd, Councilman	☐	☒
Rodney McCubbins, Deputy Mayor	☒	☐
Mary Reaster, Councilwoman	☒	☐
Tana Stanton, Councilwoman	☒	☐

STAFF MEMBERS PRESENT

Adkins, Gebhart, McClure, McDowell, McNamee, and Taylor.

Mike Gebhart, City Manager, reviewed the meeting schedule explaining that the discussion regarding the Fairborn Community Wellness Partnership will run from 5:00 p.m. to 5:40 p.m. and then if there is time there will be Council Comments/Questions from 5:40 p.m. to 5:50 p.m.

YMCA/FIVE RIVERS HEALTH DISCUSSION

Mike Gebhart, City Manager, explained the discussion tonight is to introduce the concept at the Fairborn Central Park location and learn more about the YMCA and Five Rivers and what role each of us has in that project.

Mr. Gebhart explained Central Park presents a unique opportunity. One thing needed to make this project happen is New Market Tax Credits. Central Park is in a new market tax credit area which could provide up to 22 percent of the funding for the overall project. This is key. The downtown area is in what is called a severely distressed area for new market tax credits, which makes it a priority. The only drawback in this funding cycle is that our partners in Montgomery County don't have any allocated new market tax credits for this year. We are exploring new market tax credits outside of the region that could help with this project. It is vital to have new market tax credits in his mind to make this project work. Building is not cheap these days and if we could get 20 percent of that through new market tax credits that would be wonderful. That is why we are specifically discussing the Central Park site where the current YMCA is located. We have been in a long-term lease with the YMCA since the middle 50's until now. That building is showing some wear and tear and some age. He knows the YMCA has put some significant money into the upkeep of the building. The link was shared with everyone for the different possible site plans for this facility. That is why they picked Central Park because of those new market tax credits.

Dale Bruner of the YMCA reminded everyone that the City of Fairborn owns the Fairborn YMCA. He began his career at the Fairborn Y in 1992 and in 1996 part of the agreement for the Dayton YMCA to give the Fairborn Y to the Greene Counties Ys was that the City of Fairborn would own the facility and at that time is when Greene County put some money into it and he believes the City of Fairborn put some money into it. Greene County operated in until 2008. In 2008 there was a decision made by the Greene County Board of Directors of that YMCA and the Dayton Y to merge together and brought the Greene County Ys back into the Dayton YMCA. Since then, they have taken the Lease that was written many years ago and they have been abiding by that lease for a very long time. Mr. Bruner reviewed the following topics about the YMCA:

- Number of Employees
- YMCA Membership, Program attendance, Childcare, and overall number of people served (6,323 annually)
- YMCA has 14 locations including Versailles and Springfield, 70 different childcare locations, served 238,000 people, with memberships including 113,000 people and a little over 41,391 third-party Medicare memberships.
- Reviewed the Fairborn YMCA Finances – in 2022 the Y lost $198,000 and put in $15,800 into the Fairborn location. In 2023 Y lost $228,000 and put in $56,000 into Cap Ex. In 2024 the Y lost $196,000 and put in $99,000 in Cap Ex and then last year they lost $210,000 and put $147,000 into Cap Ex.
- The people that come in and use the Y are the same ones who were there when he was there and they enjoy the Y.
- It is proven that if a new facility is built more people will come.
- Fundraising for a new Y is different at every single location.
- They have $100,000 state funding currently.
- They have applied for new market tax credits.
- They have searched for partners, including Premier and Kettering Health, to come to this location and both have declined.
- Partner facility fees help build YMCAs.
- Five Rivers wants to partner with the Y, but they want to be at the same location but not connected to the Y.
- They would run a capital campaign, but they are not sure how much they could raise. They would also look for State, Federal and Local grants.

He explained in the City of Huber Heights between Mark Campbell and the City Manager that they raised between the two of them $2 million. The YMCA was also the City of Huber Heights Parks and Recreation Manager, which gave them another $150,000 per year. They still pay the YMCA that amount. Of course, they want to build a new facility as soon as possible, but new market tax credits are not available at this time. They would want to work with the Port Authority to get it as cheap as they can. He could say from the first time he and Mike had discussions about this to now the price of construction is up $150 per square foot. Roughly $400 per square foot is the latest number for construction that he has received. If Council would like to see a facility with Premier there is one on Salem Avenue. It is called Premiere Health YMCA. It is 25,000 square feet and sits across from one of the locations that Five Rivers has. It is a great location and serves the purpose for the community.

Mr. Gebhart thanked Mindy Lindsey, member of the Executive Management Team of Five Rivers, for the tours that were given to the Council members of their facilities. It gave Council a much better idea of what Five Rivers could bring to this and to our residents.

Ms. Lindsey stated she is the HR person for Five Rivers, and she also handles all the front desk responsibilities. She reviewed the following information about Five Rivers:

- History
- Model of Care
- Xenia Campus opened March 2, 2026 – project cost $11.7 million, 24 staff members transitioned to new location, plan to add 7 more employees throughout 2026, currently serving 4,000 patients, had over 11,000 visits in 2025.
- They would like the Fairborn location to be a little bit larger than the Xenia space to allow room to grow,
- They would like to have 12 exam rooms.
- Grow from 2 providers to 4 and add more specialties.
- Funding the project would include applying for PDAC funding-HRSA organization like FRHC is eligible for $2 - $5 million, apply for new market tax credits locally and nationally, apply for any local and state funding opportunities, fundraise with other partners for this project and apply for loans for the difference.

Mike Gebhart, City Manager, stated the key questions he sees for Council is What Role should the City consider? What level of participation is Council comfortable exploring? What additional information does Council need to help make this decision? He thinks this is a huge opportunity for the City. They all have seen the Edgemont facility which is spectacular. For those who have seen the Xenia YMCA, what it has done for membership in Xenia is phenomenal and it continues to stay constant. He agrees with Mr. Bruner that if we had a new facility in Fairborn, they would see that number increase dramatically. The other thing for Mr. Gebhart is that this keeps a vital entity downtown.

He and the City's partners are looking for the next steps. Councilwoman Reaster asked Mr. Gebhart to elaborate on the question of what the City should consider. He stated the City has a building that was built in the 1950's and it is sitting there. He is assuming from discussion he and Mr. Bruner have had and if everything happens the way they want, Five Rivers would build, the YMCA would build and then something would have to happen to the old building. Just for shear space there is a high probability that it would need to be demolished. So, there is going to be significant costs to demolishing that building, or if we were to keep all or part of it and transition some other City facility into it that would take a lot for it to be kept up. When Mr. Gebhart looks at it, he looks at it from several different perspectives. We can participate. We would likely have to pay for the demolition of the current building. So that is a half million dollars or more. Then other things we could participate in would be how do we help with the fundraising campaign. What kind of money or do we put money in to help bridge the gap? For him it is multiple things that they could potentially do. One, they are going to have to pay to demolish the current YMCA building. Like they did in Cincinnati, when the new stadiums were built then they were able to demolish what was left of the final stadium. That is probably what they will do for sure and then from there what do we do? What can we afford to do? How do we affect the community outreach to get more partners involved? He thinks the numbers in the past average about $2.2 million for capital campaigns. Mr. Bruner stated that is what they have seen. We are going to have to find more than $2.2 million for this.

Councilwoman Chess asked what the estimated cost is they have received. Mr. Bruner stated it is $400 per square foot or $10 million for 25,000 square feet. Councilwoman Chess asked about demolition costs. Mr. Gebhart stated demolition is probably half a million dollars depending on what they find inside and what it was built with in the 1950's. Deputy Mayor McCubbins stated he is sure there would be some mitigation. Mr. Gebhart agreed and if they do find asbestos or anything similar that will increase the demolition costs. We would want to recoup some of the green space because we are going to keep the spray pad at that location and a good chunk of Central Park will remain. The YMCA will need some fields and where that particular spot is will lend them to more athletic fields. He would think demolition would be at least one-half a million dollars.

Councilman Allen thanked both Dale and Lindsey for coming and sharing. It is the art of the possible right now. What he hears from Dale is there are a lot of different ways that the YMCA has moved and raised funds. He does not think there is one set way to do that which is great in Councilman Allen's opinion Then on Mindy's side they have the same thing that everything they have created hasn't been cookie cutter. It has been different. He does think that trying to work through the challenges of what is best for both and understanding that there will be some give and take. There will be some sacrifices. There is no doubt there is asbestos in that building, with it being 70 years old. The goodness of it is whenever you create something new, and we have seen this example time and time again, people come and use it. That is the forecast. Let's create something new and that is on both parts.

Mayor Kirkpatrick stated there is no thought of using the building for something else. Mr. Gebhart stated it would be very tight in that space with Five Rivers, a new YMCA, and the old YMCA. Still keeping the splash pad and everything else would be tough. Parking is going to be a premium in there also. He does not know if it is cost effective to use that building for anything. We would have to fill the pool in. He thinks there would be more maintenance costs to keep the building. We don't want to pack that with all impervious space either. We would like there to be green space there. It would be natural to remove the current building. Mayor Kirkpatrick stated the new market credit issue is what is driving that particular location. Mr. Gebhart stated the other thing is that the City owns the site. There is no land purchase necessary. We would have to carve out a parcel and designate it to Five Rivers, and we would have to do the same for the YMCA. We would retain most of Central Park. The parcels for the YMCA and Five Rivers would need to go through the zoning and planning process. He thinks it is imperative that we keep that site active. It is amazing to him that he drove by the Splash Pad and today it was packed. To Clint's point if you build it, they will come. Mr. Bruner stated the YMCA in Xenia has tripled the membership in that location since it was built in 2019.

Councilwoman Stanton spoke with some people and in so many words they said if it were newer they would come to the YMCA. In her mind she knows there are all kinds of possibilities, demolishing the building, etc. She asked if they have any alternatives. She would like to see alternative ways to do this and the numbers added up. She would also like to see how those numbers are going to be reached. Mr. Bruner stated he could put together a capital stack together for her of how the YMCA is funded. He can say that they are not like Five Rivers in the fact that the YMCA will not take out loans. She wants to see it all together.

Councilwoman Reaster asked how they compete against places like Planet Fitness for $10 month. What is the marketing to drawing more other than the build it they will come. Mr. Bruner stated the YMCA had the same store sales for 2014-2019 and they grew 8,000 membership units. Their marketing team is a big part of that. They use social media and they rarely put anything on TV now. Everything is through your phone. Councilwoman Reaster stated obviously funding dictates everything, ideally would you look at the same square footage or would you look to expand. If money were not an object and it be reasonable for existing membership and the projected growth, what would you like to see? Mr. Bruner would like to have 35,000 square feet. Ms. Reaster asked where they are at now. Mr. Bruner stated they are at 27,800 square feet presently. He would say it is not great space currently with the way it is designed. Ms. Reaster agreed. Mr. Bruner stated if they had 25,000 square feet it would be better designed, that is why he was suggesting going to see the Premier Health YMCA. You would have a good understanding of how the fitness center at the Premier Health Y is about 3,000 square feet compared to what is at the Fairborn Y.

Deputy Mayor McCubbins stated when they talk about the capital campaign for the YMCA do you center that around the City or does it go further out. Mr. Bruner stated the City and as much as they can in the Dayton Metro area. Deputy Mayor McCubbins asked if they saw success for the capital campaign in Xenia. Mr. Bruner responded yes. Deputy Mayor McCubbins stated as a Councilmember he would be interested to see where we would be able to participate without crossing any legal boundaries. Councilwoman Stanton asked if the City has a conflict of interest either because there are businesses that have the same kind of offerings as they Y. Deputy Mayor McCubbins asked where the Councilmembers fit in and what they could do without crossing a legal boundary.

Councilwoman Stanton stated in the revenue sources part of it is they will have more staff. She asked if the YMCA would have longer hours. Mr. Bruner stated it depends on what the need would be. Councilwoman Stanton asked if the income tax is something they could be considering like we are expecting an increase of this income tax so that is some money the City would be comfortable putting up front. Mr. Gebhart stated the City would potentially have to bond out the project. It is what the City's bond capacity is and what our ability is, through any available funds to pay towards that is what they would really have to look at. So, he could not give Councilwoman Stanton an exact answer on that. It is something they could look at and potentially come back to Council with information about. Mr. Gebhart stated that so much of it depends on applying for PDAC funding and if we went through PDAC funding it would be prioritized by Congressman Turner's office for funding that way. There are avenues they can look at just figuring out how to get from point A to point B. He does not necessarily know. It may be something they have never even thought about coupled together with other things to get us there. He knows they would want to apply for PDAC funding quickly.

Councilman Allen suggested putting together a steering group or committee to help bridge the gap and understand the challenges. Mr. Gebhart stated he does have some people who have expressed interest in being on a steering committee. One of the issues that has come up is how big of a pool can we afford. So that is a driving force of whether some people would actually be a part of the steering committee. He does not think necessarily that the current $11 million building takes into consideration a pool bigger than we currently have. Mr. Bruner agreed. Mr. Gebhart stated this would not be a competition size swimming indoor pool. The last figure he heard was $10 million just to

do a pool. So almost the entire cost of doing a building that is being proposed for this site. You double the cost to put in a pool and then the wear and tear and the fees whether it is insurance or upkeep that the YMCA would have to pay to operate an Olympic size pool would be astronomical. Mr. Bruner stated the YMCA would not participate in that. The YMCA runs the Huber Heights outdoor pool and the outdoor pool in New Bremen and both of those at the end of the day the cities cut checks. Mayor Kirkpatrick asked if any of the YMCAs have Olympic size pools. Mr. Bruner responded, no. Mr. Bruner stated any Y that has had an Olympic-sized pool, there is one in Milwaukee where they did the Olympic trials in the 1990's and that Y has given up that pool. Mr. Gebhart stated we would retain the same size pool that we have now. Mr. Bruner returned to Councilwoman Reaster's comment of the difference between the YMCA and Planet Fitness by saying the YMCA has given out $108,000 in scholarships to people in Fairborn. Not to mention how much the YMCA has lost and then they still gave out $108,000 for people to just enjoy the YMCA. Councilwoman Chess stated and the amenities that the YMCA offers that Plant Fitness does not which is a plus for the community that they don't want to lose. Mr. Bruner stated there are different models out there. The City of West Carrollton paid for the entire facility and the YMCA raised $250,000. The YMCA has been the Parks and Recreation Director for the City of Huber Heights since 2004. All that money they have they just put right back into the facility.

Mr. Gebhart stated they have spoken with Ellen at the Senior Center and there is some interest on the Senior Center's part. They have had those discussions, and he is not sure this will include them or not, but they are going to try their best to see if it can include them. Also, Senior services may bring along some additional funding opportunities. So that is an avenue they will explore. They would love to see Ellen have a bigger facility and be able to offer more programs. An updated pool could benefit the seniors with aquatic therapy. The City subsidizes them by about $40,000 per year. Could that funding then go toward the building cost of this as part of the payment of whatever would have to be bonded out. Ellen is included in those. He is just not sure whether or if that partnership lines up with that. Staff will keep putting together some scenarios and they will come back to Council at a later date, but he wanted to get this in front of Council. He and Dale have also talked about what are the possibilities if this does not happen with us sharing some of the costs of the upkeep and maintenance of the current facility until something could happen. They will also look into that and come back and talk to Council about that. Kristina, our new Finance Director's first day was today. We are going to give her a couple of weeks to get her feet on the ground. There is more to come, but it is a priority to see what we can do. He and Dale have been working on this since he became ACM in 2017. They are coming up on year 9 almost year 10, they have been working on this and trying to figure something out. They are ready to get the ball over the goal line. He thinks this would be a huge win for the City. Mayor Kirkpatrick believes this is something the City needs. If they can just figure it out.

Councilwoman Chess would like to tour the facility in Xenia. Ms. Lindsey stated they can set that up as it is more scale to what they would like to do in Fairborn. Everyone in Xenia calls it a mini-Edgemont because it is a smaller version of the same thing.

Mr. Gebhart reviewed the upcoming work session schedule to include:

August 3, 2026 – Habitat for Humanity
August 17, 2026 – MOUs

September 8, 2026 – no work session due to capital budget on September 14, 2026
September 14, 2026 – Capital Budget Work Session at Spark
September 21, 2026 – Open (if needed)
October 12, 2026 – FY2027 Budget: Mike Gebhart and Kristina Cooper at Spark
November 2, 2026 – Open

If anyone has anything they would like to add, he is sure Habitat for Humanity will be 30 to 35 minutes. MOUs will be a shorter discussion. So, if anyone has anything they would like to see added to August17th, please let him know.

COUNCIL COMMENTS

Council had no further comments.

ADJOURNMENT

Councilwoman Reaster moved to adjourn the meeting. Councilwoman Stanton seconded. Yeas, six: Reaster, Stanton, Allen, Chess, McCubbins and Kirkpatrick. Nays, none. Motion carried. The meeting was adjourned at 5:51 p.m.

MAYOR

CLERK, CITY OF FAIRBORN

Fairborn City Council Work Session

Exploring a Fairborn Community Wellness Partnership

Work Session July 20, 2026



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Work Session Agenda:

- Exploring a Fairborn Community Wellness Partnership 5:00-5:40
- Council Comments/Questions: 5:40-5:50

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Five Rivers/YMCA Discussion:

Tonight's discussion is intended to:

- Introduce the concept
- Fairborn Central Park Location
- Learn about the YMCA and Five Rivers Vision
- What role do the YMCA, Five Rivers and the City have in this project?

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Five Rivers/YMCA Discussion:

Why Central Park…Central Park presents a unique opportunity because:

- The property is located within a **New Markets Tax Credit (NMTC) eligible census tract.**
- NMTC financing is expected to be a critical component of funding a project of this magnitude.
- The City has maintained a partnership with the YMCA at Central Park for more than 50 years.
- City ownership of the property provides flexibility that may not exist elsewhere.
- Keeps this amenity in the Downtown area of the City.

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YMCA of Greater Dayton

Employees in Fairborn

- Currently employ 73 staff for the YMCA operations
- Employ 16 childcare staff; however, this will increase in the Fall to 20 or 22 staff, depending on enrollment

Fairborn YMCA Situational Analysis

Membership

- *1,431 Units, 3,816 People*
- *1,269 Third-Party Memberships*

Program

- *1,284 Kids in Youth Sports in 2025 (on track to be ahead of last year)*
- *1,664 Kids in Swim Lessons in 2025 (right on plan for 2026)*

Childcare

- *In August 2026, SACC will be operated out of the schools*
- *Served 60 kids each week in SACC at the Y, planned to grow to 100 kids in the Fall*
- *78 Kids each week in Day Camp*
- *11 Kids in Preschool with another 9 kids starting in the Fall*

Overall

- *We serve 6,323 people each year in Fairborn*

Who is the YMCA of Greater Dayton?

- *For 2026, the Dayton Y has a $40 Million operating budget*
- *14 full facilities, Camp Kern and 70 childcare locations*
- Thus far in 2026, we served 238,000 people
- 32,000 Membership Units; 112,975 Members of the Y
- 41,391 Third-Party Medicare Memberships

Fairborn YMCA Finances

FAIRBORN YMCA

	Year to Date 2022					Year to Date 2023				
	Actual	Budget	$ Variance	Last Year	$ Variance	Actual	Budget	$ Variance	Last Year	$ Variance
TOTAL REVENUE	1,212,124	1,090,999	121,125	1,157,890	54,234	1,274,536	1,205,173	69,364	1,212,124	62,412
TOTAL EXPENSE	1,511,874	1,468,087	-43,788	1,382,308	-129,566	1,586,819	1,555,021	-31,797	1,511,874	-74,945
CHANGE IN NET ASSETS	-299,750	-377,088	77,338	-224,418	-75,332	-312,282	-349,849	37,566	-299,750	-12,532
CM (Less Depr.)	-198,750	-276,088	77,338	-111,418	-75,332	-228,282	-265,849	37,566	-198,750	-12,532
Cap Ex Spent	$15,801					$56,425				

	Year to Date 2024					Year to Date 2025				
	Actual	Budget	$ Variance	Last Year	$ Variance	Actual	Budget	$ Variance	Last Year	$ Variance
TOTAL REVENUE	1,313,382	1,280,304	33,078	1,274,536	38,846	1,436,656	1,356,969	79,687	1,313,382	123,274
TOTAL EXPENSE	1,613,921	1,671,830	57,908	1,586,819	-27,103	1,762,481	1,740,437	-22,044	1,613,921	-148,560
CHANGE IN NET ASSETS	-300,539	-391,526	90,987	-312,282	11,743	-325,825	-383,468	57,643	-300,539	-25,286
CM (Less Depr.)	-196,539	-287,526	90,987	-228,282	11,743	-210,229	-267,872	57,643	-196,539	-25,286
Cap Ex Spent	$99,274					$147,533				

Raising Funds to build a YMCA

- *State Funding $100,000*
- *Apply for NMTC*
- *Partner Leases*
- *Partner Facility Fees (CAM Charges)*
- *Capital Campaign*
- *State, Federal and Local Grants*

Questions?



Thank You!

Five Rivers
Health Centers

City of Fairborn
Working Session

Mindy Lindsey, Chief People Officer

Montgomery (Dayton) and Greene (Xenia) Counties – Ohio

July 20, 2026

Five Rivers Health Centers

Our History

3 Former Hospital Depts. of Miami Valley and Good Samaritan Hospitals that broke away to become a Federally Qualified Health Center (FQHC) in May 2011

Achieved FQHC Status in Nov 2013

Largest FQHC in Montgomery County and 9th Largest in Ohio (out of 61)

12,000 → 27,000+ patients

45,000 → 100,000+ visits

3 → 6 sites including 1 School-Based Health Center at DPS' Roosevelt School

77 → 315 employess

FRHC has over 43 providers

Partner with over 50 different organizations

Five Rivers HealthCenters

Our Model of Care

We are "one-stop" shop for patients

- Primary Care Services (Family Med & Ob/Gyn, Dental Services, Behavioral Health, Adult Transitional Sickle Cell, Psychiatry, Substance Abuse, Dietician, Vision, Telehealth, Centering Pregnancy & Parenting, Sports Medicine, Podiatry, Battlefield Acupuncture, and Massage Therapy
- Specialty Care – Infectious Disease (HIV & Hep C)
- 340 B Pharmacy (Low-Cost Medications) – Available to FRHC Patients Only – at 3 locations with free Pharmacy Delivery service for patients
- Address Social Determinants of Health --Medical Legal Partnership, Transportation (UberHealth & Our Own Drivers), Fresh Fruit & Produce

Five Rivers Health Centers

Five Rivers Xenia Campus – Opened March 2, 2026



- Project cost $11.7 million
  - Need additional funding to expand services for patients (i.e. pharmacy robot, newborn supplies, vehicles, patient education materials, & fruit)
- 24 staff members transitioned to new location
- Plan to add 7 more employees throughout 2026 and more as we grow
- Currently serving 4,000 patients with the largest number of patients coming from Xenia – 3rd largest zip code across all FRHC site
- Had over 11,000 visits in 2025

Fairborn Location --20,000 sq. ft.

Five Rivers Health Centers

- Similar to the physical layout and services in Xenia but larger
  - At least 12 exam rooms for family medicine, pediatric, obstetrics/gynecology, mental health, pharmacy, transportation, and the potential to add vision
- Goal is to hire the following people:
  - Physician, family and pediatric nurse practitioners, nurses, medical assistants, front desk employees, pharmacist, pharmacy technician, and transportation driver, initially
  - The intention is to grow this site from 2 providers to 4 providers, and 2 specialty providers (i.e. podiatry, vision) within 18 months

Fairborn Location --20,000 sq. ft.

Five Rivers Health Centers

Funding the Project

- Apply for PDAC funding – HRSA organizations like FRHC is eligible for $2 – 5 million annually
- Apply for New Market Tax Credits locally and nationally
- Apply for any local and state funding opportunities
- Fundraise with our other partners for this project
- Apply for loans for the difference

Five Rivers
Health Centers

Any Questions

Mindy.Lindsey@FRHC.org

Five Rivers/YMCA Discussion:

Key questions for Council:

- What role should the City consider?
- What level of participation is Council comfortable exploring?
- What additional information would Council like before any future decisions?

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Five Rivers/YMCA Discussion:

Next Steps?

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Future Work Session Topics

August 3:	Habitat for Humanity
August 17:	MOUs
September 8:	No Work Session due to Capital Budget on September 14.
September 14:	Capital Budget Work Session at Spark
September 21:	**Open** (if needed).
October 12:	FY2027 Budget: Mike G & Kristina
November 2:	**Open**

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