

# ORANGE REC RECREATIONAL • EDUCATIONAL • CULTURAL CENTER

The Next  
Big Thing  
In Orange  
Is Right Here.



# The Orange REC Center

Recreation • Education • Cultural



## An opportunity to better serve the people of Orange

For over 30 years, the YWCA was a valuable community resource available to Orange residents. The YWCA provided local services such as recreational programs, family support services, child care, and swimming instruction. Now, the YWCA building is available for acquisition by the City of Orange Township, enabling the City to expand and diversify its services to the community. A new facility would give the City operational space at a critical time. The deteriorating infrastructure in City Hall, limited office space, and the increasing need for community services demand that the City take advantage of this opportunity.

Currently:	Citizens Want:	The REC Would Have:
No public meeting place in Orange	To be able to gather at a public meeting hall	Available space for the public to meet for events year-round
Limited city government resources	More services for their tax dollars	More services and programs



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## The REC: For Seniors, Students, Families

With over 30,000 residents in the City of Orange, seniors, students and families can participate in educational, physical, and social and wellness activities at The REC. Residents will rely on The REC activities to help develop neighborly support, social interaction. The development of the REC will increase the number of children serviced in Orange (Department of Recreation serves 2,000 children per year), as it will provide year-round programming.

## Potential Programs Include:

- SAT Prep Courses
- Information Technology Training
- Recycling Awareness
- Space Rentals
- Sports Registration
- Swim Camp/
- Courses
- Children's Workshops
- Senior Education Programs
- Yoga, Zumba, etc.
- Certificates classes for Home Care
- Workforce/Skill Building Courses
- Police/Fire Training programs
- Health Screening
- Nutrition Courses
- Prenatal Classes
- Seminars
- Film Festivals
- Child Care



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Interior view  
of north end of  
building lower  
level through  
window

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Interior view –  
Kitchen area

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Interior view  
of gymnasium

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Interior view  
of computer  
lab area

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Interior view –  
1st Floor  
Classroom/activity  
room



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Interior view –  
Fitness room

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Interior view –  
Pool

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## Frequently Asked Questions

**Q: Why should the City lease to own 395 Main St?**

**A:** While the City negotiates for the purchase of the YWCA, entering into a lease agreement will enable the City to retain this important community asset and stop the potential sale to an outside entity. During the negotiation the City will conduct an in-depth cost-benefit analysis and begin expanding its current recreational programs as well as offer new services within the facility.

**Q: Does the City of Orange Township plan on purchasing the building?**

**A:** In 2014 the YWCA of Essex and West Essex, filed for bankruptcy. As a result this important community resource, which has served Orange and its residents for over thirty years, will be forever lost if the City does not acquire the property. By acquiring the property the City will be able to continue to offer many of the services that were once offered by the YWCA through partnerships, etc., and expanded recreational services.

**Q: How does the City of Orange Township plan to handle the needed repairs at 395 Main St?**

**A:** In 2012 the YWCA went through a series of significant repairs. The YWCA is operable in its current state with the exception of the pool, which requires some investment in repairs up to \$200,000.

**Q: Can the City of Orange Township afford the purchase of 395 Main St?**

**A:** Yes. By leveraging prior lease arrangements and offering new programs that are fee based, it will offset current and additional operating expenses for the facility. The City currently

supports recreational services in the amount of \$1.1 million annually and it is estimated that additional services will cost less than \$100,000 annually which will include the annual PSE&G, insurance, and other incidentals. These additional expenses will be covered by user fees and facility usage charges.

**Q: What is the fiscal impact on the budget that the acquisition of the facility located at 395 Main St, will have?**

**A:** The impact is negligible. According to the City's auditor, the dedication of existing funds from current leasing agreements will minimize any impacts, by leveraging the long term lease agreement with the County, whereby the City entered into a 20-year lease agreement for \$1.6 million. The City will use existing payments and seek to expand the terms for accelerated payments.

**Q: How does the City of Orange Township plan to use the facility located at 395 Main St?**

**A:** Currently in the City there is no place where Seniors, Youth, Families and other community members can gather. The facility will become the Orange Recreational Educational and Cultural Center (the REC), which will serve as a meeting place for the residents and community members of the City, as well as a center where different recreational, educational, and cultural events, courses, and services will be offered. The acquisition and use of the facility will allow the City to remain aligned with the City's master plan for recreation.

**The REC will partner with the PAL, the YWCA, agencies such as Babyland and others to provide much needed services to our residents.**

## A self-sustaining facility that satisfies community needs

While other municipalities can spend as much as \$10 million for a multi-purpose community center, the City of Orange can acquire the YWCA building, a new facility that would allow the City to expand its services to residents, for just \$1.5 million, well below the appraised value of \$1,870,000.00.

Financing for the acquisition of the YWCA building would be obtained by leveraging existing assets.



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