



Senior Programming + Banta Activity Center

April 29, 2025



BANTA SCHOOL



BUILDING BACKGROUND

Located at 605 Beech Street, the Banta Activity Center has a long history of serving the community. Originally constructed in 1924 as the Banta School, named after Valparaiso's first school superintendent, William Henry Banta, the building served as a kindergarten and elementary school until 1972.

In 1978, the Valparaiso Parks Department reopened it as a senior center. Today, the two-story, 14,184 square foot facility operates as an activity and events center, as well as a central meeting point for the Banta neighborhood.





CURRENT CONDITIONS

- Location: 605 Beech Street, Banta Neighborhood
 - Stories: Two
 - Age: Built in 1924 (100+ years old)
 - Area: 7,390 sq ft (1st Floor) / 6,794 sq ft (2nd Floor)
 - Use: Senior & Activity Center
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DAILY OPERATIONS

- Open Monday – Friday 9am to 3pm.
- Adults ages 50 and up.
- Membership fees are \$65 annually or \$7 per day.
- Northwest Indiana Community Action nutrition site Monday – Friday at 11:30am. Free lunch for anyone 60+. Non-members are welcome to attend lunch.
- Activities include (but are not limited to) card games, ping pong, exercise classes, dancing, crafts, and puzzles.



MEMBERSHIP / ATTENDANCE

- **258** members
 - **65** daily visitors
 - **36** weekly bridge players
 - **33** daily lunch attendees
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23' & 24' OPERATING BUDGET

Banta Activity Center	2023 Actual	2024 Actual	YOY Variance
Total Revenues	\$39,858	\$35,949	(\$3,909)
Staff Expenses	\$46,230	\$48,816	\$2,586
Other Expenses	\$76,690	\$76,176	(\$514)
Total Expenses	\$122,919	\$124,991	\$2,072
Net Income	(\$83,062)	(\$89,042)	(\$5,980)



2025 OPERATING BUDGET

- **\$55,800** in three (3) part-time staff to operate and maintain the venue.
 - **\$35,000** in NIPSCO fees.
 - **\$15,000** in HVAC maintenance fees.
 - **\$4,000** in elevator service fees.
 - **\$100,000** estimated park subsidy.
 - **27%** cost recovery (goal is 50%).
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BUILDING & PROGRAMMING EVALUATION

- **March 2019**, Shive Hattery and partners completed a building assessment and renovation analysis.
- Cost estimate based on maintaining the building as a viable structure for the **next 50 years**.
- Estimated construction cost was **\$3,054,911 + \$144,018** for fire protection system.



BUILDING & PROGRAMMING EVALUATION

- Banta Member and Community Survey
– **February 22, 2021**
 - Abonmarche Consulting Location Analysis
– **March 8, 2021**
 - Butterfield Communications Active Adult Lifestyle Center Final Report
– **April 28, 2021**
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OPTIONS

1. Subsidize
2. Reinvest
3. Relocate

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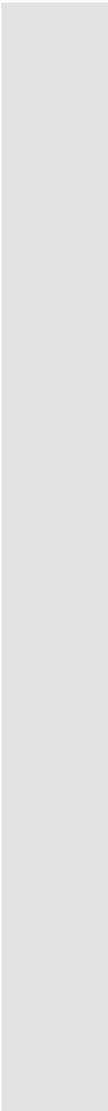
adult center for enrichment





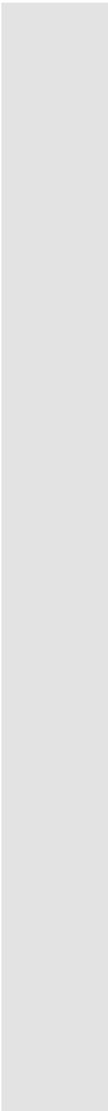
RELOCATION CONSIDERATION HISTORY

Several attempts over the years:

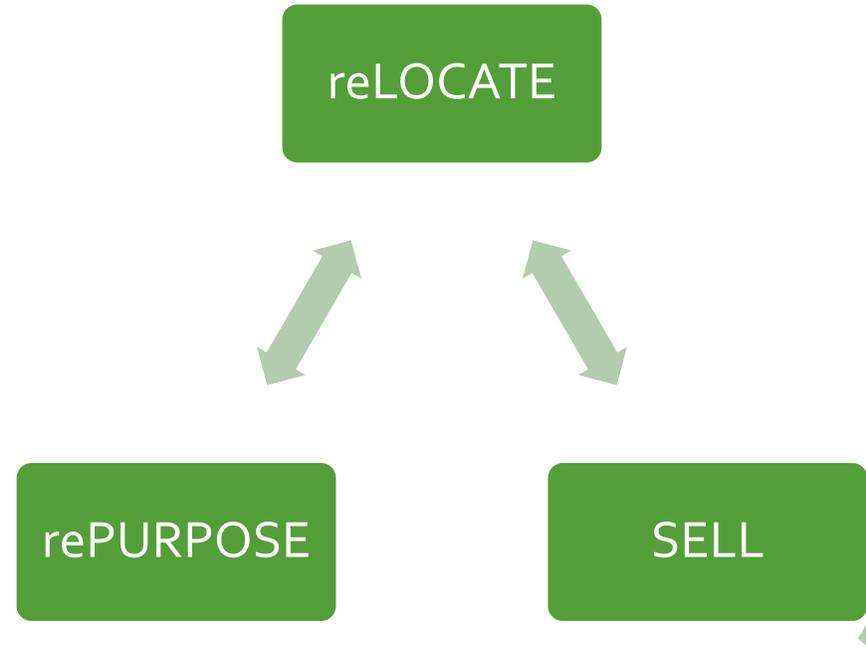
- New Boys & Girls Club
 - Whispering Pines (reno)
 - Calumet Ave. & Bullseye Lake Rd.
 - Urschel Land by YMCA
- 



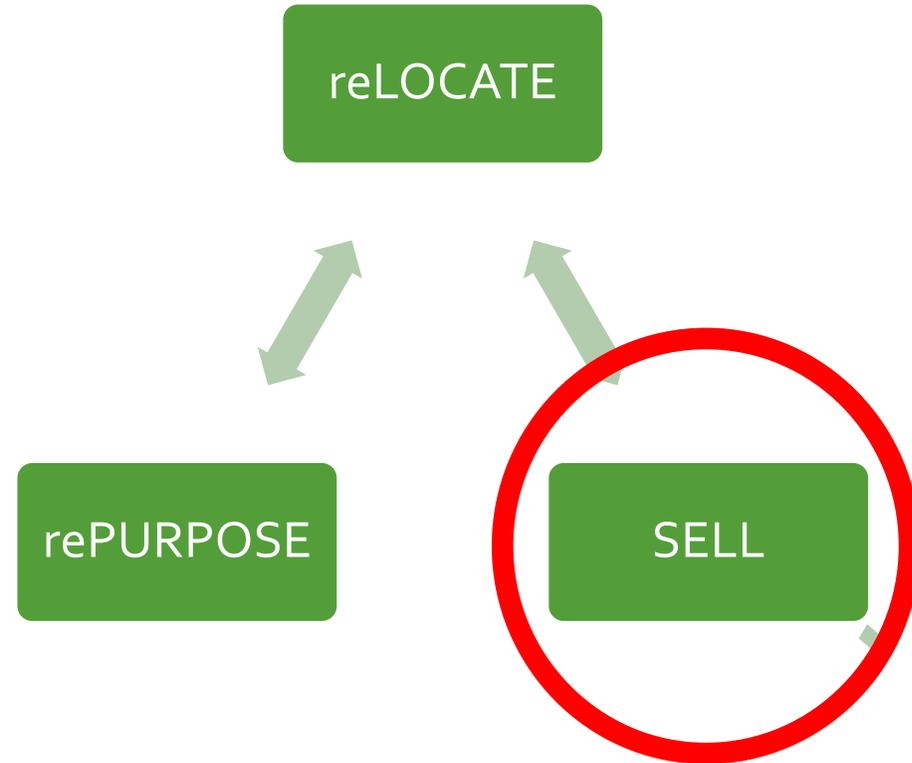
ADDITIONAL
COMMUNITY
INPUT &
AWARENESS

- Valpo Parks 5-Year Masterplan
– **March 2021**
 - Valpo for all Generations Annoucement
– **February 2022**
 - Adult Center for Enrichment (ACE) Open House
– **March 2022**
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BUILDING
(re)LOCATE
PROCESS



BUILDING
(re)LOCATE
PROCESS



BUYER CONDITIONS

The Valpo Parks Board **will require** adherence to the following conditions:

- The proposed project **will not** negatively impact the Banta neighborhood's residential character.
- The existing building **will not** be demolished.
- Valpo Parks **will retain** ownership of the northern park, playground, and green space.
- Senior programming **will continue** uninterrupted in the current building for a minimum of three years, and up to five years, or until a suitable alternate location is established.
- The property **will be** successfully rezoned to align with the buyer's intended purpose.



SENIOR PROGRAMMING COMMITTMENT

The City of Valparaiso and Valpo Parks are **committed** to delivering **exceptional programming** for our senior community.

While the Banta Activity Center has a long history of service spanning over a century, we believe that relocating our senior programs to a **more modern and accessible facility** will allow us to **elevate** the quality and scope of offerings in Valparaiso.



STAKEHOLDER MEETINGS

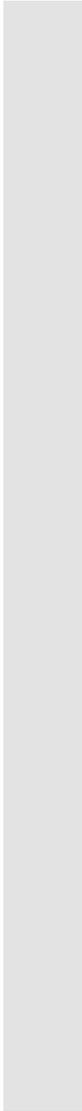
- **April 22** – Center Township Trustee Jesse Harper
- **April 23** – City Council Members Kapitan, Cotton, and Reed
- **April 24** – Banta Activity Center Members
- **April 24** – Banta Neighborhood Association Leadership Team

OPEN & PUBLIC PROCESS

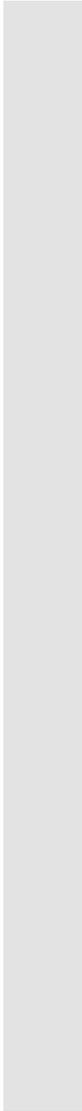
- **April 29** – Park Board Senior Programming Presentation by Park Director Kevin Nuppnau
- **May 27** – Park Board Resolution Vote & RFP Announcement
- **July 29** – Park Board Proposal Openings & Project Presentations
- **August 26** – Park Board Project Recommendation & Vote
- **TBD** – Plan Commission
- **TBD** – City Council (x2)

AVAILABLE RESOURCES

- **Contact:** Kevin Nuppnau, Director
knuppnau@valpo.us
- **Website:**
<https://www.valpoparks.org/728/Senior-Programming-Update>
- **Facebook:** @ValpoParks

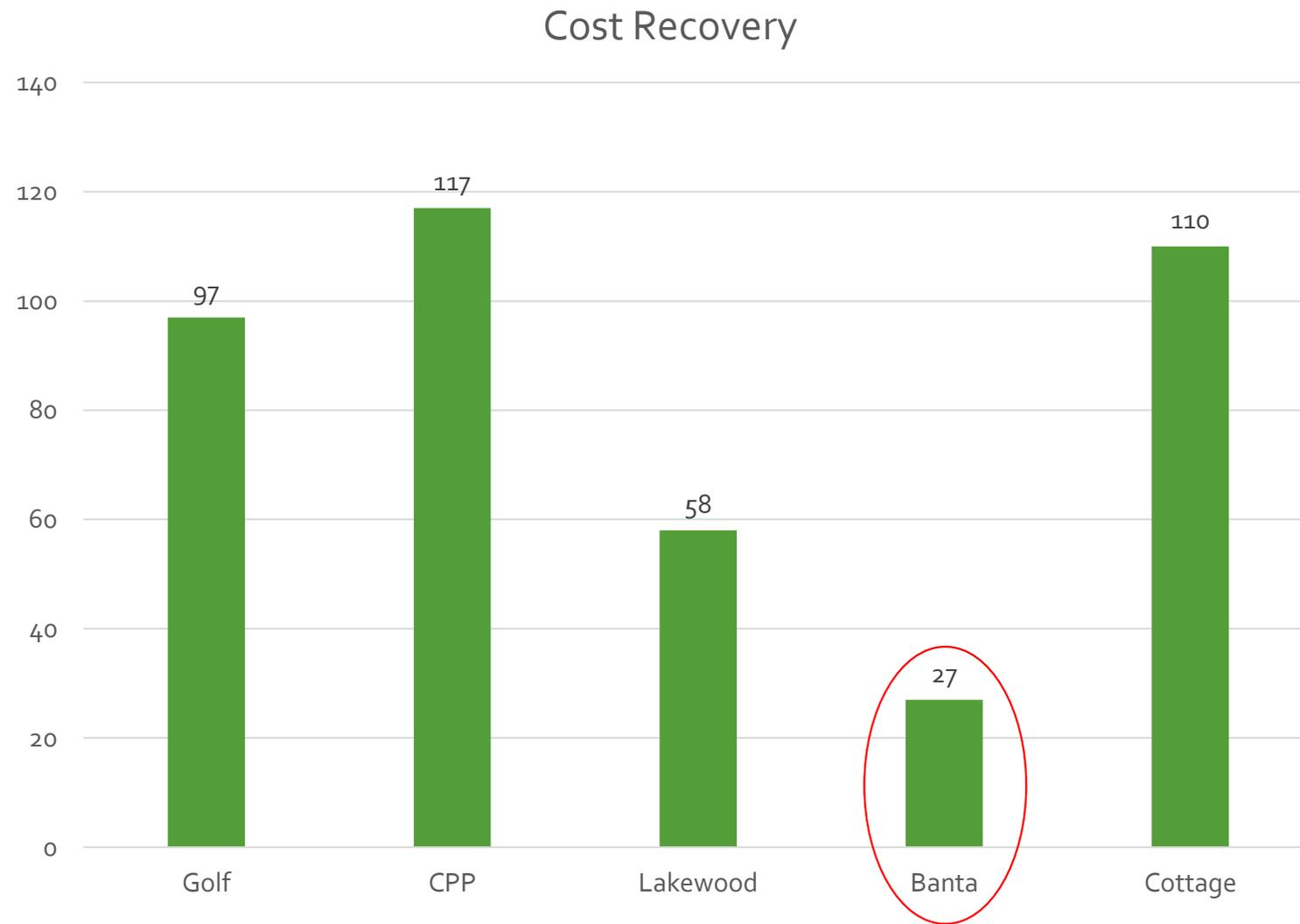


Q&A



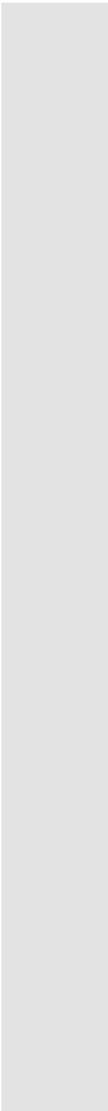
APPENDIX

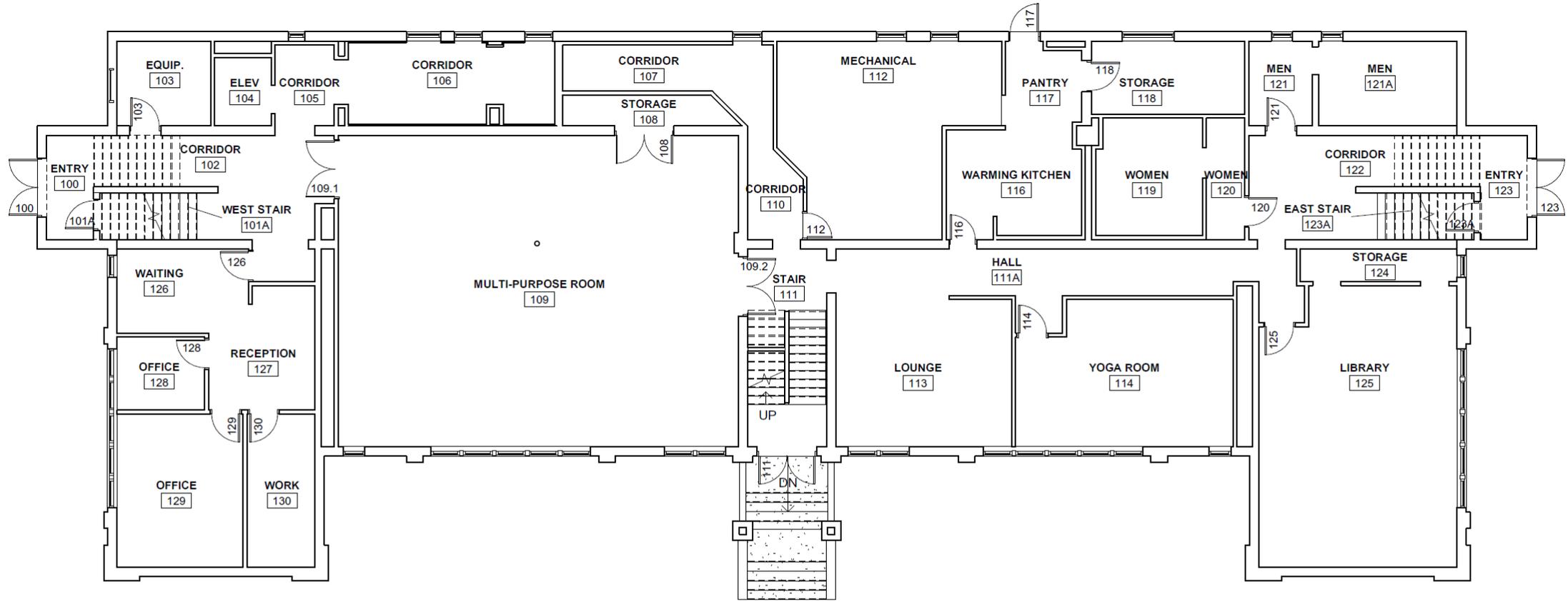
VENUE COMPARISON





2025 CAPITAL NEEDS

- HVAC
 - Tuckpoint
 - Floor
 - Roof
 - ADA upgrades
 - Fire protection system
(recommended)
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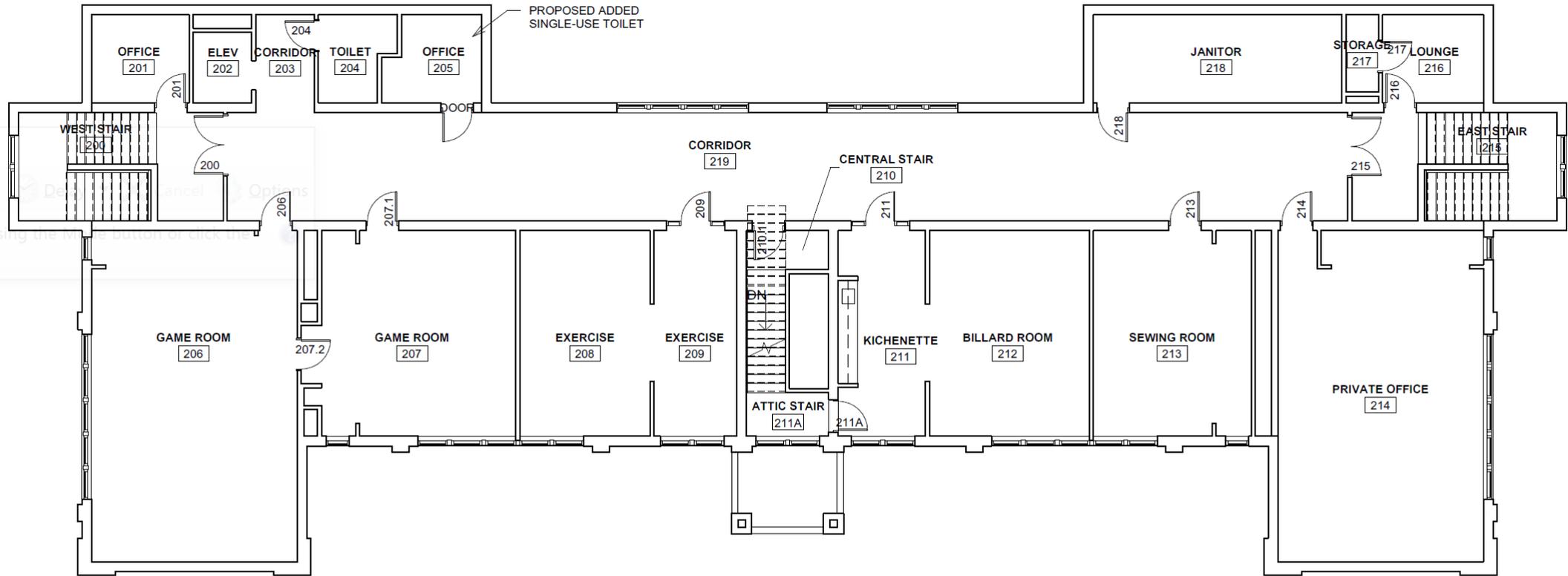
1 FIRST LEVEL FLOOR PLAN
3/32" = 1'-0"

FIRST FLOOR ROOMS				
NO	ROOM NAME	AREA	FLOOR FINISH	
100	ENTRY	56 SF	VCT	
101A	WEST STAIR	63 SF	VCT	
102	CORRIDOR	235 SF	VCT	
103	EQUIP.	91 SF	CLAY TILE	
104	ELEV	45 SF	VCT	
105	CORRIDOR	61 SF	VCT	
106	CORRIDOR	193 SF	CARPET	
107	CORRIDOR	128 SF	CARPET	
108	STORAGE	58 SF	CARPET	
109	MULTI-PURPOSE ROOM	1418 SF	VCT	
110	CORRIDOR	61 SF	CARPET	

FIRST FLOOR ROOMS				
NO	ROOM NAME	AREA	FLOOR FINISH	
111	STAIR	176 SF	RUBBER TREADS	
111A	HALL	281 SF	VCT	
112	MECHANICAL	406 SF	CONCRETE	
113	LOUNGE	298 SF	VCT	
114	YOGA ROOM	343 SF	CARPET	
116	WARMING KITCHEN	164 SF	SHEET VINYL	
117	PANTRY	72 SF	SHEET VINYL	
118	STORAGE	128 SF	SHEET VINYL	
119	WOMEN	142 SF	CERAMIC TILE	
120	WOMEN	54 SF	VCT	
121	MEN	62 SF	VCT	

FIRST FLOOR ROOMS				
NO	ROOM NAME	AREA	FLOOR FINISH	
121A	MEN	135 SF	VCT	
122	CORRIDOR	199 SF	VCT	
123	ENTRY	58 SF	VCT	
123A	EAST STAIR	63 SF	RUBBER TREADS	
124	STORAGE	59 SF	CARPET	
125	LIBRARY	613 SF	CARPET	
126	WAITING	119 SF	CARPET	
127	RECEPTION	135 SF	CARPET	
128	OFFICE	73 SF	CARPET	
129	OFFICE	220 SF	CARPET	
130	WORK	119 SF	CARPET	

6329 SF



1 SECOND FLOOR PLAN
3/32" = 1'-0"

SECOND FLOOR ROOMS			
NO	ROOM NAME	AREA	FLOOR FINISH
200	WEST STAIR	225 SF	CARPET
201	OFFICE	91 SF	CARPET
202	ELEV	44 SF	VCT
203	CORRIDOR	58 SF	CARPET
204	TOILET	63 SF	CERAMIC TILE
205	OFFICE	84 SF	CARPET
206	GAME ROOM	718 SF	CARPET
207	GAME ROOM	436 SF	CARPET

SECOND FLOOR ROOMS			
NO	ROOM NAME	AREA	FLOOR FINISH
208	EXERCISE	284 SF	CARPET
209	EXERCISE	182 SF	CARPET
210	CENTRAL STAIR	40 SF	RUBBER TREADS
211	KICHENETTE	189 SF	VCT
211A	ATTIC STAIR	82 SF	UNFINISHED
212	BILLARD ROOM	349 SF	CARPET
213	SEWING ROOM	341 SF	CARPET
214	PRIVATE OFFICE	716 SF	CARPET

SECOND FLOOR ROOMS			
NO	ROOM NAME	AREA	FLOOR FINISH
215	EAST STAIR	225 SF	CARPET
216	LOUNGE	94 SF	CARPET
217	STORAGE	27 SF	CARPET
218	JANITOR	232 SF	UNFINISHED
219	CORRIDOR	1286 SF	CARPET
		5765 SF	