

Dry Dock Club New Facilities

January 18th, 2025



Agenda

Lease is up - next steps?

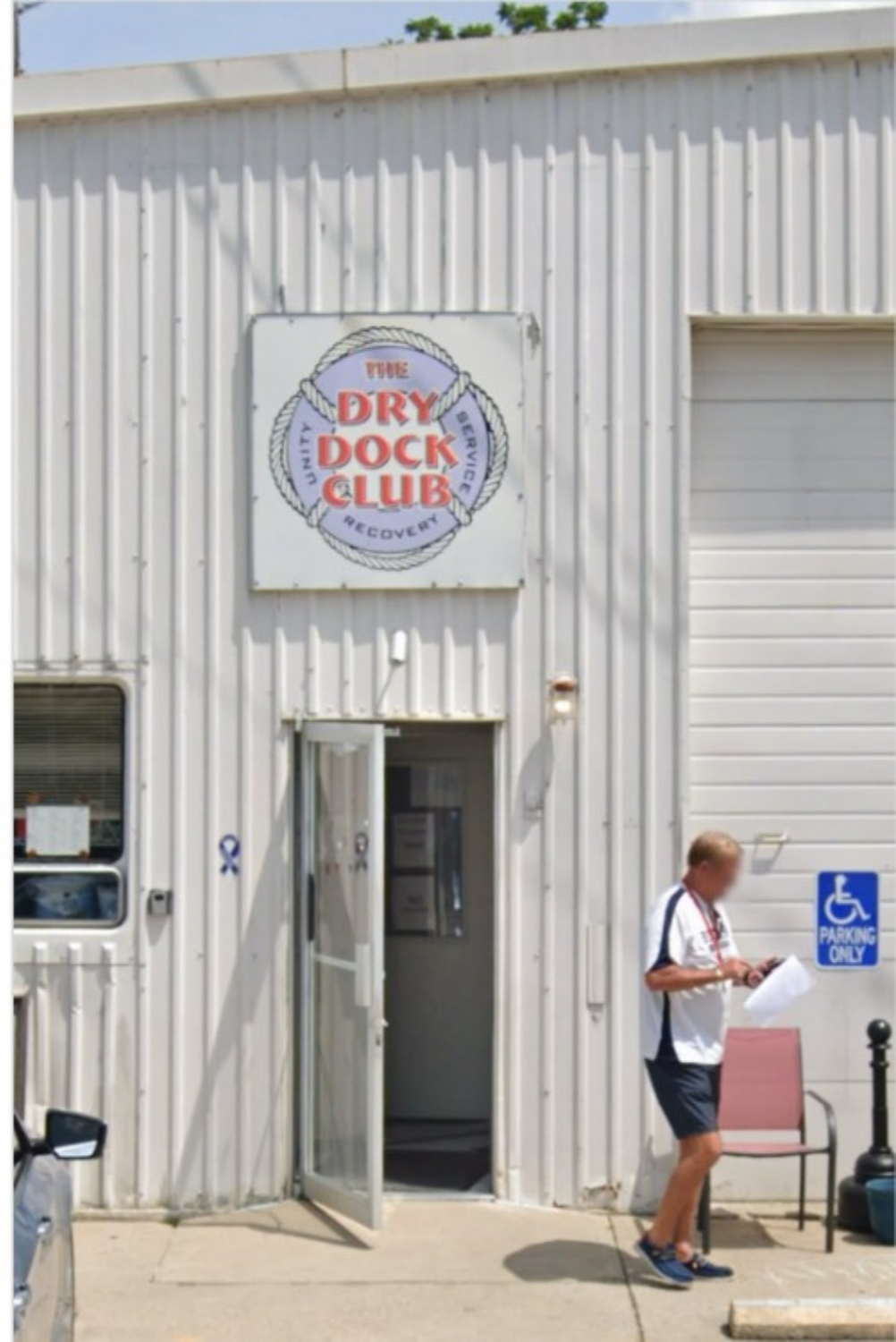
Visioning Session Results

Shelby County Non-Profit Center

Comparing Rents

Purchase Options

Building Plans



**The Dry Dock Club
needs a new home.**

Together we can make big changes.

Opportunity

With our current landlord increasing rent without providing any additional services, your DDC board began a search for a suitable yet affordable property.

\$8,400

annual rent

\$7,050

annual utilities

58 yrs

building age

**Nation-wide,
attention on
substance abuse
issues manifests
funding that
communities are
using to strengthen
infrastructure for
support networks.**

The image features a blue-tinted background of a residential street with houses and trees. Overlaid on this is the logo for the Shelbyville Non-Profit Center. The logo consists of the word "Shelbyville." in a large, white, sans-serif font, with a horizontal line underneath it. Below the line, the words "Non-Profit Center" are written in a smaller, white, sans-serif font. The word "Shelby" is on the top line, "ville." is on the second line, "Non-Profit" is on the third line, and "Center" is on the fourth line. A small green dot is visible at the end of the word "ville."

**Shelby
ville.**

**Non-Profit
Center**

**We welcome our community
answering and reciprocating the
decades-long efforts of the DDC.**

In April of 2023, the membership came together to provide a vision session for the DDC. Honest feedback allowed the Board to identify what is essential to the magic of our fellowships.

GOALS

- People, not the place
- Space must reflect respect
 - clean, well-kept
- Safe, familiar
- Rent @ sustainable rates

STUFF

- coffee
- smoking
- all-day access

- * More memberships
- Fresh excitement
- Better Board Outreach to Members
 - and to Community
- Sense of Purpose,
 - forward, future focus

CONNECTION

- Different ways to Communicate

CHALLENGES

- Edicts "handed down" or disliked
- Value of membership is ?
- Limited income
- ~~People~~ Long-time members felt taken-for-granted
- Risk to improve a building and then leave it
- People may choose to invest in pharma instead
- Stock of blogs that meet our needs is very low.
- Vulgar language makes us off limits to 2 women's groups.
- People felt sexually harassed at the door
- Rumors of the club closing
- Door greetings make a big impact

SOLUTIONS

- Offer member-only perks of personal club use
- Understand membership as an expression of gratitude
 - + longevity of club
- Ask the people who aren't coming why they pulled back
- Mug or similar to display pride in membership = attract new.
- Meetings to ~~involve~~ involve a wider group than board for steering
- * Make it easy to join! + Find info
 - Digital means of payment
- Events that involve service to the club, get them invested.
 - Members can work counter, get discounted coffee/snacks
- Sponsors should encourage participation
- Define our role in a digital, post-COVID world
- Consider increasing dues- "service" membership offer?

"We heard the Club was gonna close."

**"Gossip is mischievous,
light and easy to raise,
but grievous to bear
and hard to get rid of."**

Hesiod, line 761. - *Works and Days* (c. 700 BC)

Annual Rent Comparison

Retail Market

Class B Office space average rent is hard to define because it varies so much by location.

Shelby Non-Profit Center

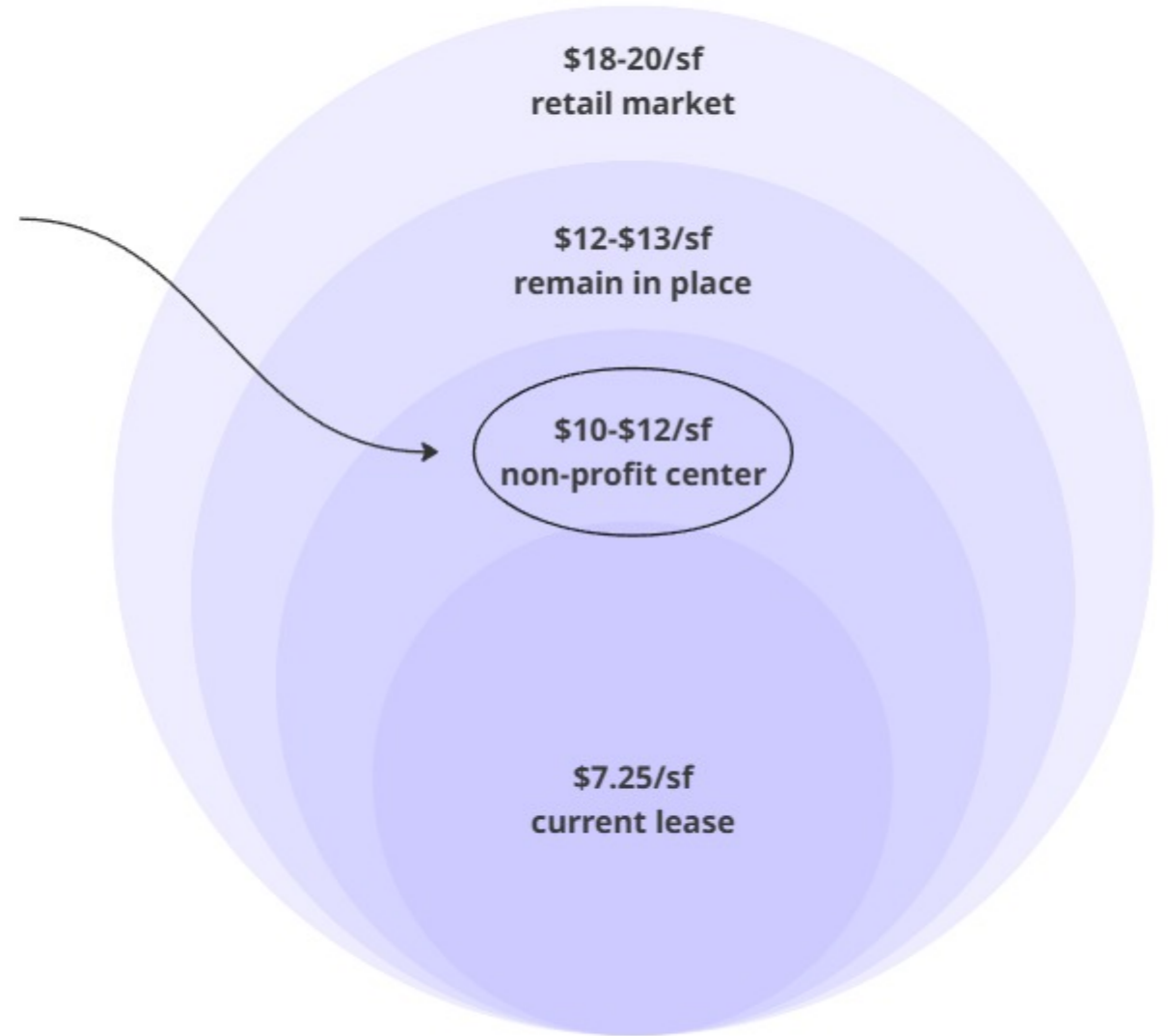
Rent would include all utilities and building maintenance. Insurance costs may decrease. Has large restrooms, paved parking, and large conference room outside the suite.

Staying at 62 3rd Street

Rent would increase to \$1500/per month, plus we would still pay utilities and all maintenance costs.

Current Lease

We have been fortunate to pay less than average costs for our humble facility, but that ends in April 2025.



Purchase Option

Our bank's mortgage broker said that even with our savings, we can borrow **\$75,000**.

Our search criteria:

- about 2500 sf
- separate restrooms
- sufficient parking
- suitable or adaptable layout

While the board visited several properties both on and off market, we could not offer a competitive purchase price with such limits. **Purchasing remains our ultimate goal, however.**

905 S Pike

(unlisted) Very big, but has violations with City, owner difficult to work with

158 E
Washington

Affordable but too small, needs work. Drew plans, estimated \$150k for addition as well. Cost prohibitive

46 E
Washington

(unlisted) Big, adaptable, but has better offer, is tied up in probate indefinitely.

25 1/2 E
Washington

(unlisted) Good location, needs \$130k in work. Priced too high for condition.

58 W
Franklin

Residential, could convert. Affordable but needed work would be structurally complicated. Sold very quickly.

Strengths

- Brand new interior
- Access to 1,584 sf meeting space, rent-free
- Multiple clean restrooms
- Connected with other orgs

Weaknesses

- No smoking allowed on campus
- Access to large room not guaranteed
- Farther from center of town

Opportunities

- Can attract new people to meetings
- Beautiful space has potential to increase membership
- High visibility for our meetings

Concerns

- Moving anywhere risks losing members
- Building will not be ready in April
- BCRF grants to cover interim rent are available but not guaranteed

Moving Plan Overview



Confirm with Members

The Board has thoroughly explored other options, and wishes to gauge support for this direction from the membership.



Verify Floor Area and Rent

Suite 1 is 518 sf.
At \$10/sf annually, that's about what we're paying now.
At \$12/sf annually, that's \$2766 higher.



Fundraising if needed

Launch a "Moving On Up" campaign to encourage members and sustain our unavoidably increased costs. Meeting rent will change (up or down) based on attendance.



Assemble Committee

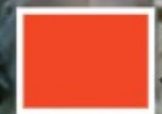
Moving is a tough job - there will be cleanouts, planning, "get the word out" efforts, liasons to the new construction, and volunteer coordination.



Make the Move

Execute the move largely over one weekend, adjust to our new space and settle in.

Willows of Shelbyville:
Nursing Home In Indiana

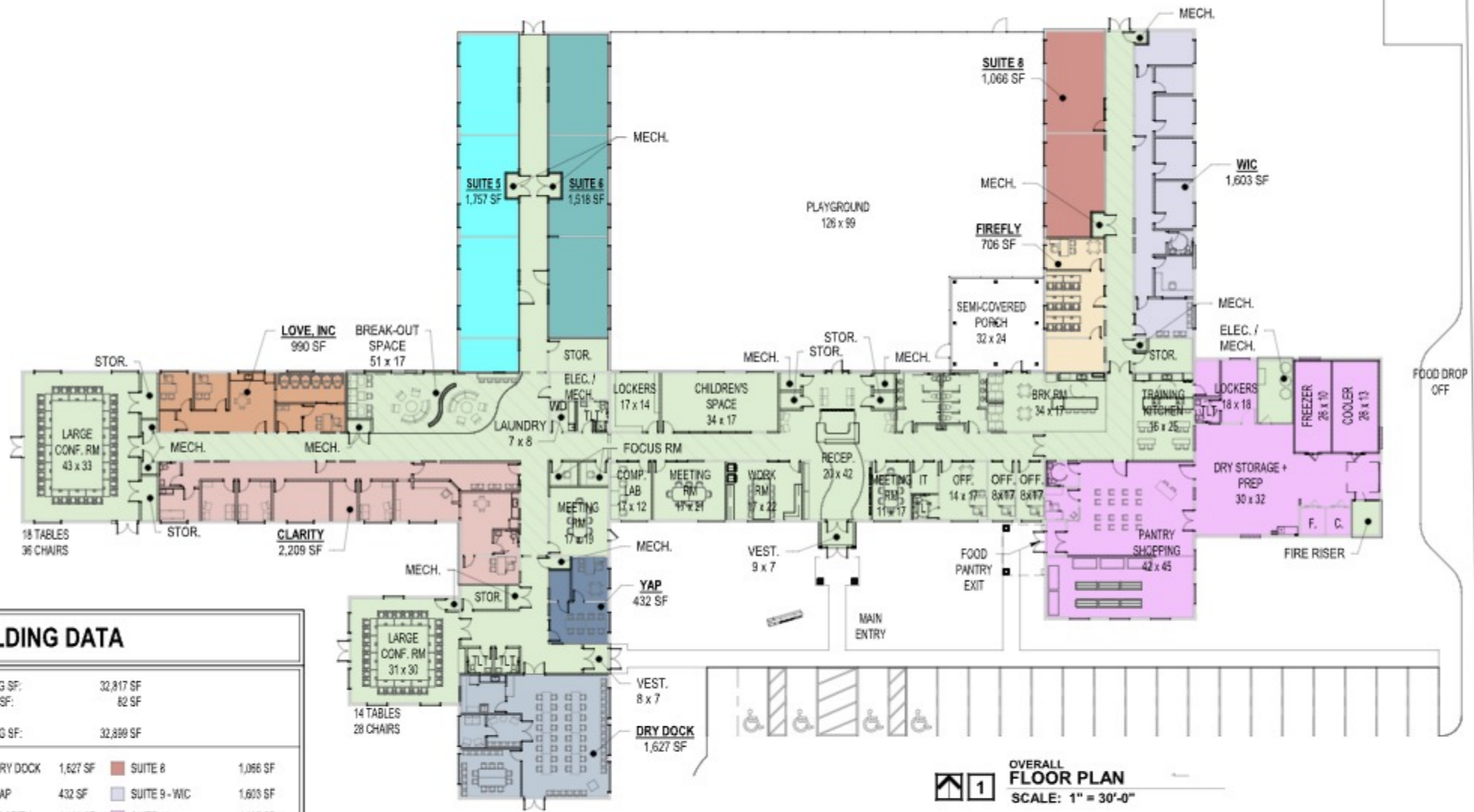


Site Plan

S Miller St

Tentative Building Plans

| BUILDING DATA | |
|--|-----------|
| EXIST. BUILDING SF: | 32,817 SF |
| NEW BUILDING SF: | 82 SF |
| TOTAL BUILDING SF: | 32,899 SF |
| <ul style="list-style-type: none"> SUITE 1 - DRY DOCK 1,627 SF SUITE 2 - YAP 432 SF SUITE 3 - CLARITY 2,209 SF SUITE 4 - LOVE, INC 990 SF SUITE 5 1,757 SF SUITE 6 1,518 SF SUITE 7 - FIREFLY 706 SF SUITE 8 1,066 SF SUITE 9 - WIC 1,603 SF SUITE 10 4,637 SF COMMON SPACE 16,444 SF | |



1 OVERALL FLOOR PLAN
SCALE: 1" = 30'-0"

PROPOSED FLOOR PLAN - WORKING DRAWING
BLUE RIVER NON-PROFIT CENTER

2311 SOUTH MILLER ST
SHELBYVILLE, IN 46176
January 10, 2025 | PROJ #2367



Does the proposal match our targets?

♥ 8/9

Goals Met

- Coffee
- 24-hour access
- Reflect respect, cleanliness
- Safe, familiar (in time)
- Affordable rent
- More memberships
- Fresh excitement
- Community Connection
- Sense of Purpose
- Future Focus

Not met: Smoking



8/10

Challenges Faced

- Edicts handed down
- Value of membership
- Limited income
- Member appreciation
- Risk of investing, leaving
- Low stock of appropriate buildings
- Harassment at door
- Rumors of club closing

Not faced:

- “Competing” programs
- Vulgar language



8/12

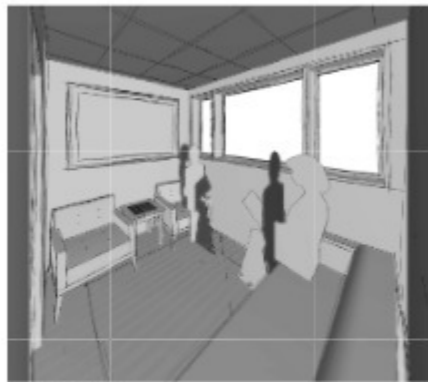
Solutions Done

- Member-only perks
- Expression of gratitude
- Member swag
- Steering by committee
- Make it easier to join
- Allow digital payments
- Discounted coffee (free)
- Sponsors push membership
- Re-defining post-Covid

Not Done:

- Service Events
- Increase dues
- Non-renewing members

Tentative Building Plans



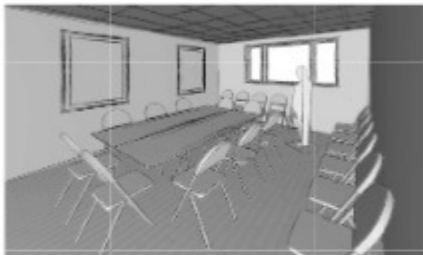
8 5TH STEP RM



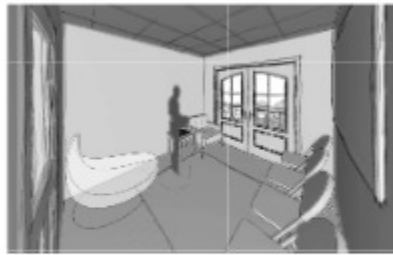
6 COFFEE COUNTER



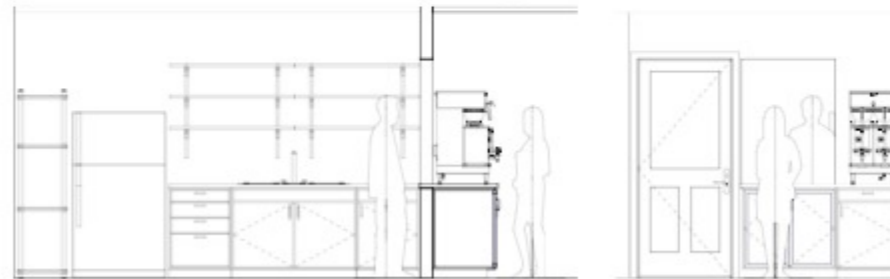
7 LARGE MEETING ROOM



6 SMALL MEETING ROOM



3 FAMILY ROOM



2 PREP COUNTER
10'0" x 1'0"

1 COFFEE COUNTER
10'0" x 1'0"



4 GROUND FLOOR - PROPOSED
14'0" x 1'0"

PROJECT

DRY DOCK CLUB

200 S MILLER ST. SUITE 1
SHELBYVILLE, IN 46170



DESIGNED BY

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

SHOWN TYPE
FLOOR
PLANS

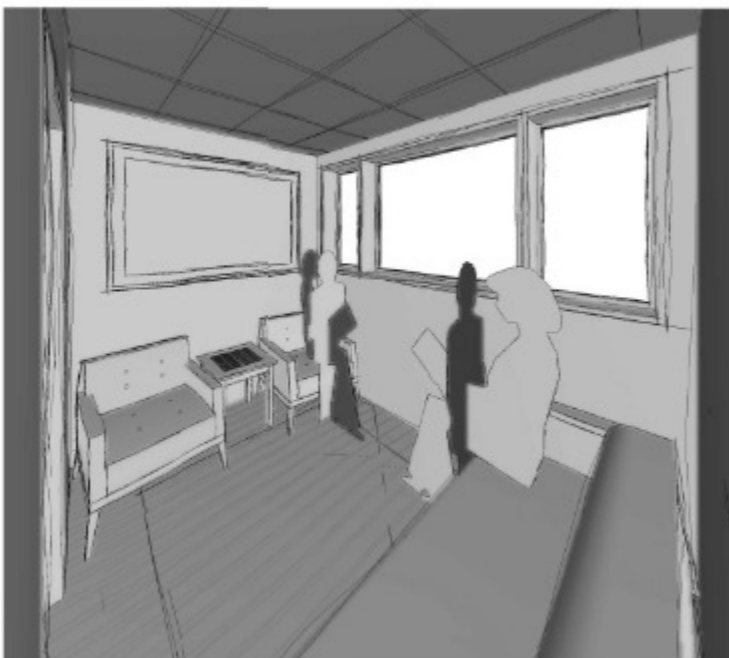
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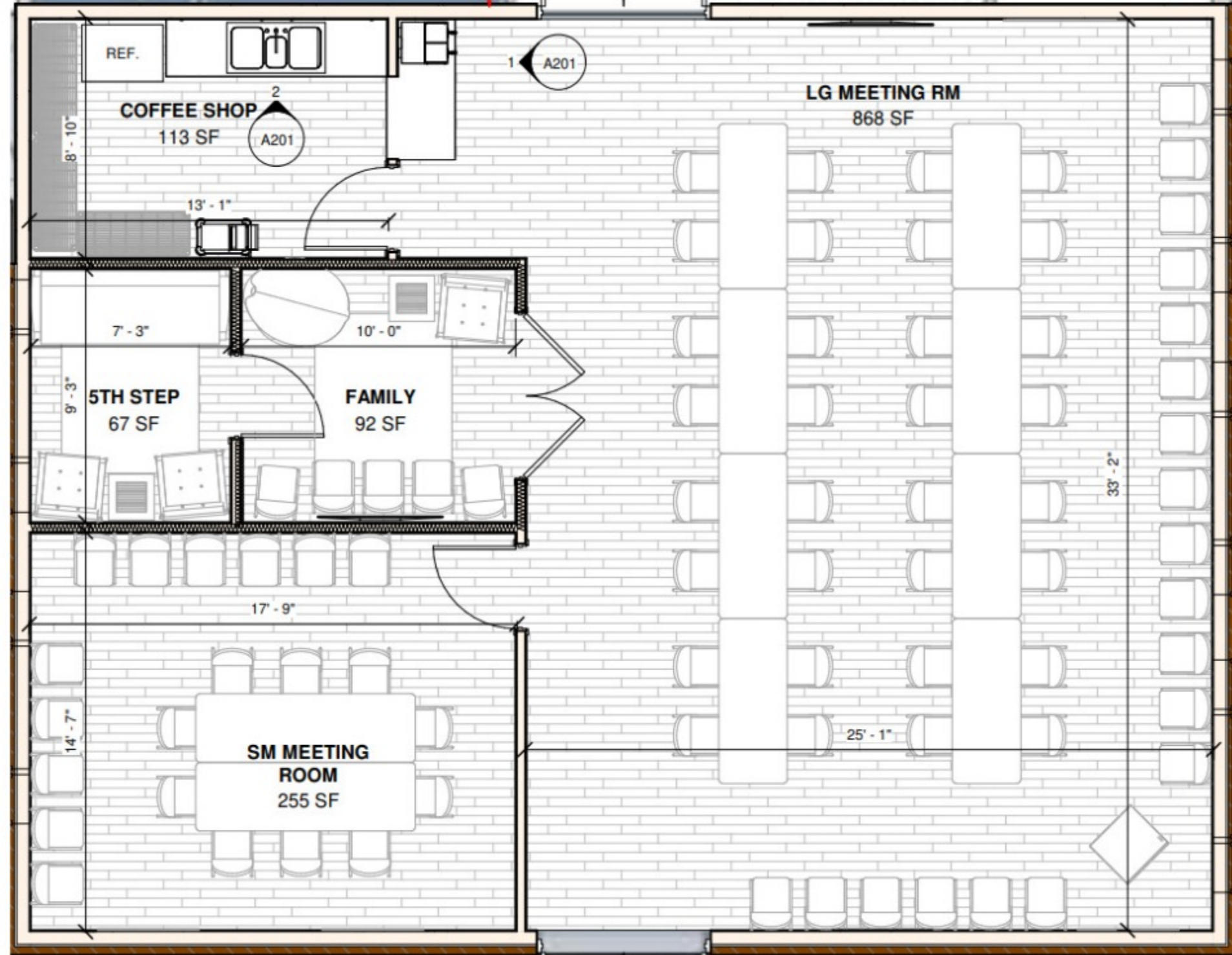
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9) COFFEE COUNTER



8) 5TH STEP RM





⑦ LARGE MEETING ROOM



6 SMALL MEETING ROOM









“The feeling of having shared in a common peril is one element in the powerful cement which binds us. But that in itself would never have held us together as we are now joined.

The tremendous fact for every one of us is that we have discovered a common solution. We have a way out on which we can absolutely agree, and upon which we can join in brotherly and harmonious action.”

The Big Book of Alcoholics Anonymous, p. 17

Questions and Feedback



You can view this presentation
online by scanning this code.