

# Community Engagement Meetings

## January 2026

**MGT**

# Agenda

- **Welcome & Introductions**
- **Methodology**
  - Project Initiation
  - Demographic Overview
  - Economics Overview
  - Current 50+ Centers
  - Current 50+ Centers in County CIP Budget
  - Preliminary Community Survey and Themes
- **Community Input Next Step**

# Project Team Qualifications



## Rob Tanner

### Vice President, Education Solutions

Mr. Tanner has worked on projects for both private and public entities including higher education and public education where he served as an operations leader in Human Resources, Property Management, and Maintenance. Mr. Tanner joined MGT as the Director of Education Solutions, with a specific focus on school building condition and site assessments, transportation management, and continuity of operations as part of larger assessments for facility master planning.



## Lance Richards, Ed.D.

### Director, Education Solutions

Dr. Richards is a Director with MGT. Prior to that he worked for over thirty-three years in public education as a teacher, principal, district administrator, and superintendent. He works with school communities to help them make impactful decisions that will serve all stakeholders.

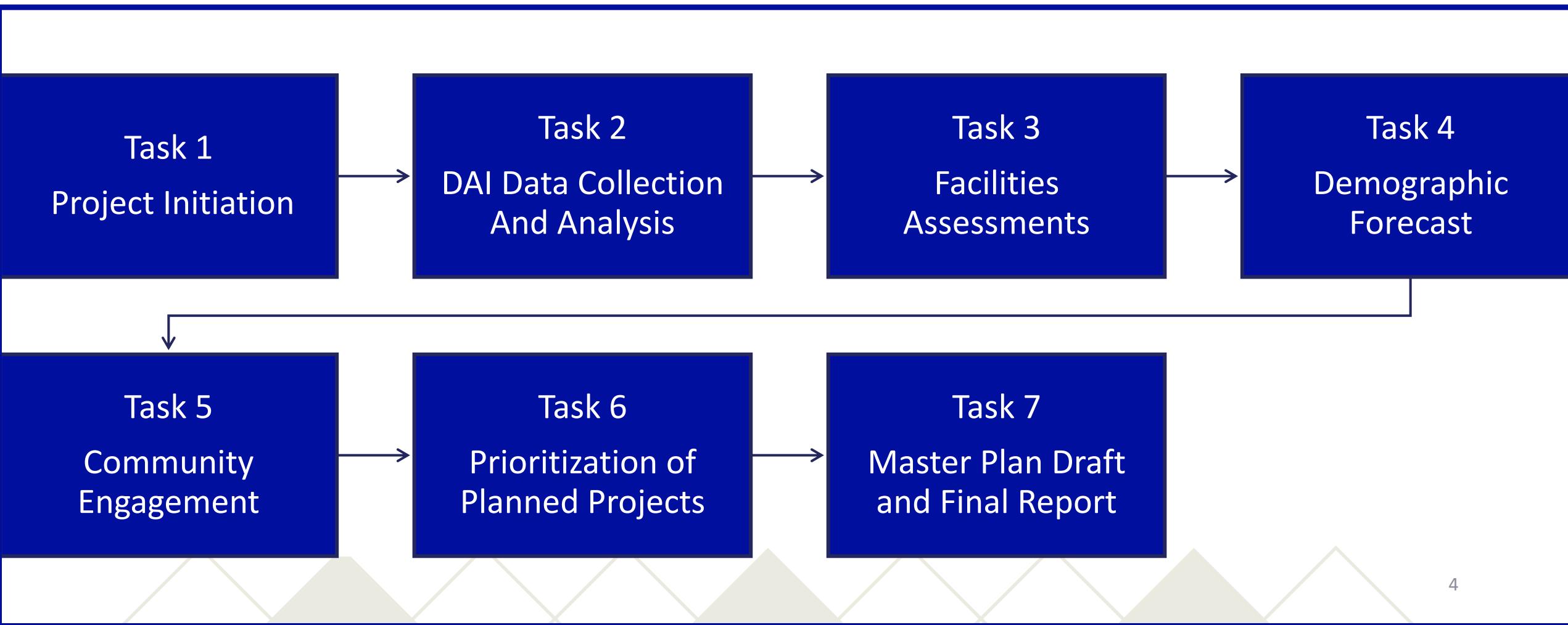
## Monica Farirai

### Consultant, Education Solutions

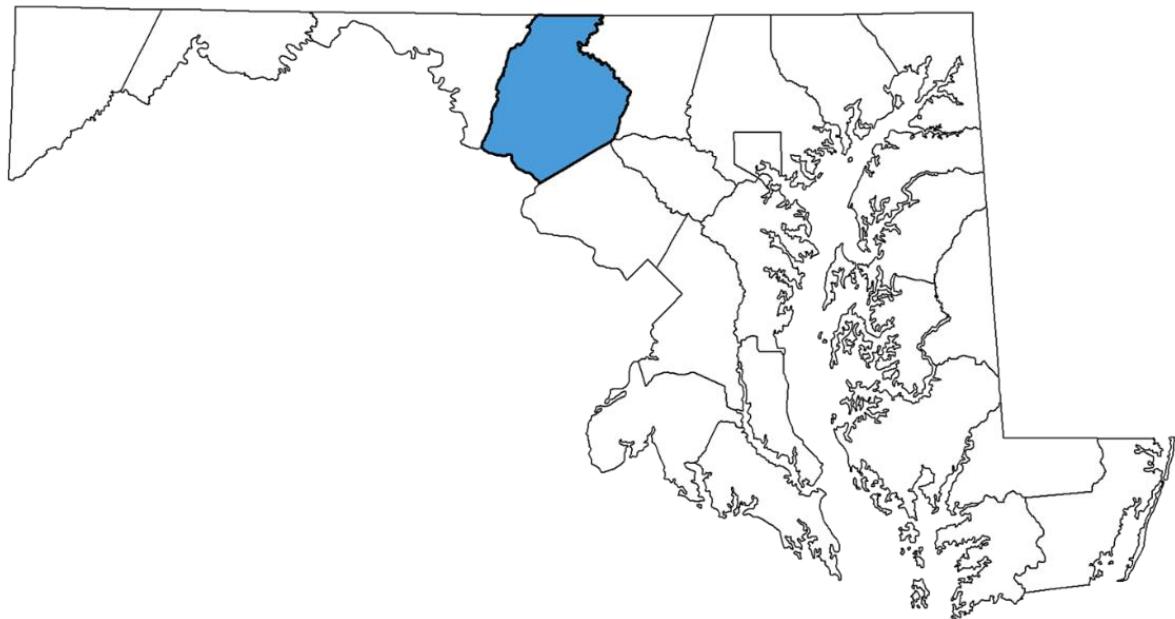
Ms. Farirai assists with market research, stakeholder engagement, and data analysis. She is adept in managing data and developing actionable reports. She also has proficiency in small group facilitation and community engagement.

# Project Methodology

To develop a facilities, master plan, MGT gathers and analyzes both *quantitative* and *qualitative* data. The overall methodology includes the following components:



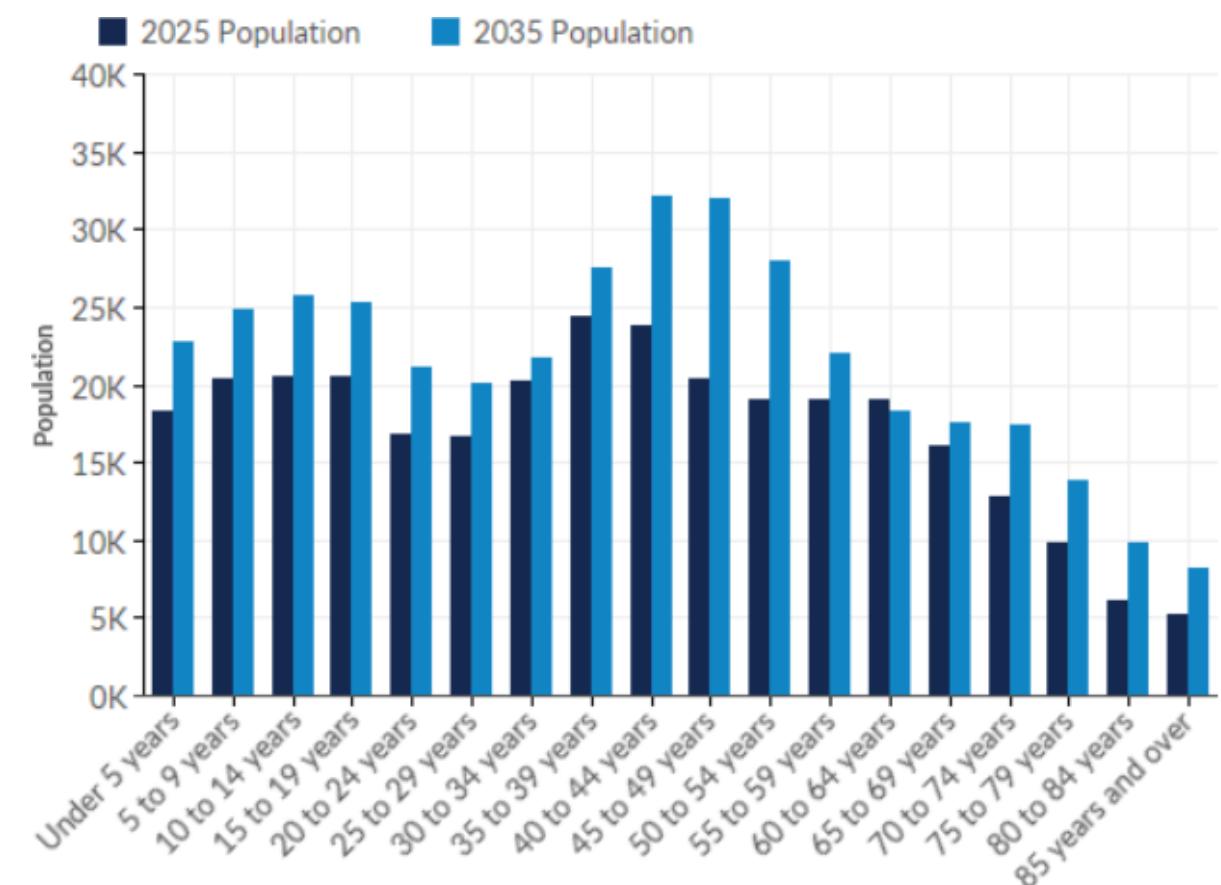
# Demographic Overview



Area	2025 Population	2035 Population	Change	% Change
Frederick County	309,212	388,216	79,004	26%
State	6,222,243	6,423,528	201,285	3%
Nation	338,069,885	351,646,240	13,576,355	4%

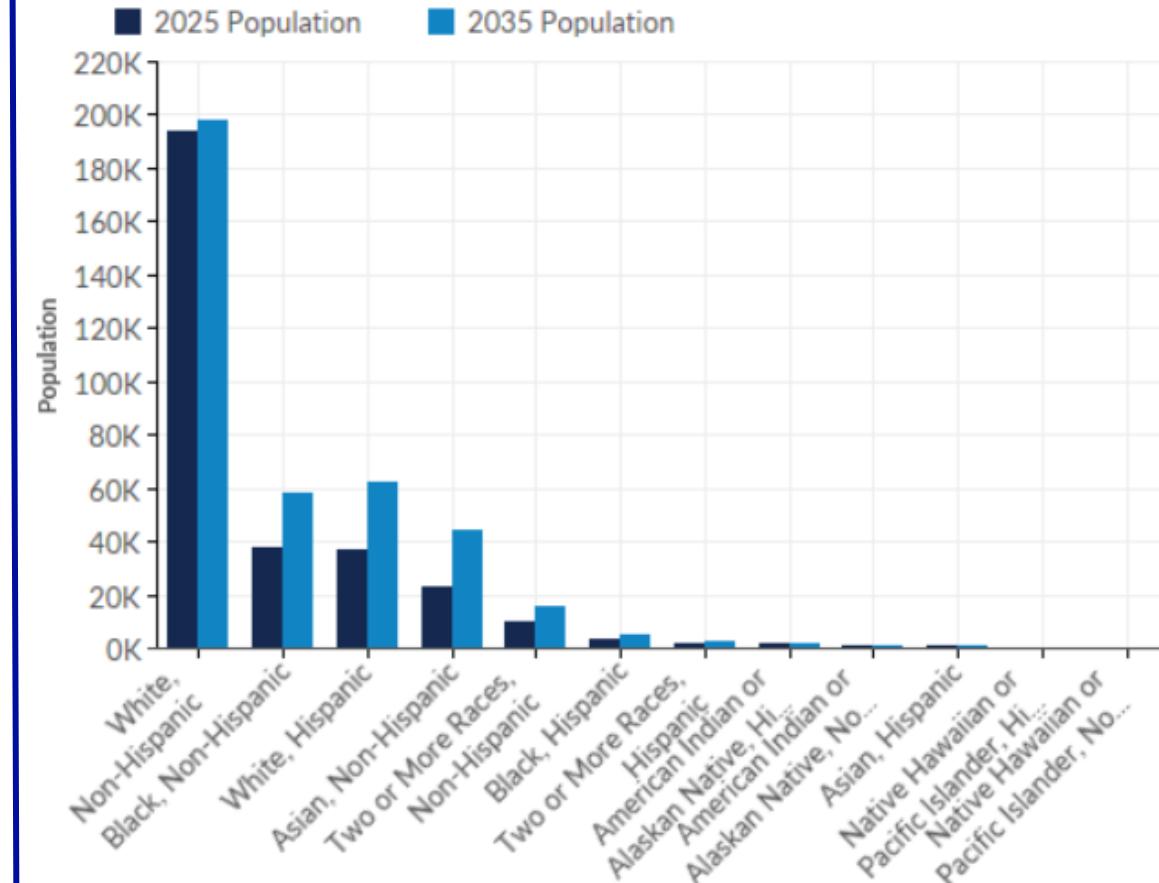
# Population by Age

Age Cohort	2025 Population	2035 Population	Change	% Change	2035 % of Cohort
Under 5 years	18,347	22,685	4,338	24%	6%
5 to 9 years	20,400	24,828	4,428	22%	6%
10 to 14 years	20,487	25,784	5,297	26%	7%
15 to 19 years	20,547	25,350	4,803	23%	7%
20 to 24 years	16,821	21,138	4,318	26%	5%
25 to 29 years	16,597	20,136	3,540	21%	5%
30 to 34 years	20,182	21,696	1,513	7%	6%
35 to 39 years	24,421	27,531	3,109	13%	7%
40 to 44 years	23,863	32,105	8,242	35%	8%
45 to 49 years	20,362	31,994	11,632	57%	8%
50 to 54 years	18,973	27,927	8,953	47%	7%
55 to 59 years	19,078	21,970	2,892	15%	6%
60 to 64 years	18,998	18,325	(673)	(4%)	5%
65 to 69 years	16,130	17,511	1,381	9%	5%
70 to 74 years	12,853	17,370	4,517	35%	4%
75 to 79 years	9,852	13,814	3,962	40%	4%
80 to 84 years	6,130	9,851	3,721	61%	3%
85 years and over	5,169	8,201	3,031	59%	2%
Total	309,212	388,216	79,004	26%	100%



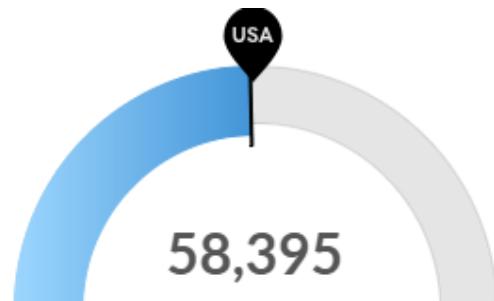
# Population by Race/Ethnicity

Race/Ethnicity	2025 Population	2035 Population	Change	% Change	2035 % of Cohort
White, Non-Hispanic	193,787	197,667	3,880	2%	51%
Black, Non-Hispanic	37,868	57,756	19,888	53%	15%
White, Hispanic	37,122	61,836	24,714	67%	16%
Asian, Non-Hispanic	23,164	44,023	20,859	90%	11%
Two or More Races, Non-Hispanic	9,699	15,148	5,449	56%	4%
Black, Hispanic	3,124	4,919	1,796	57%	1%
Two or More Races, Hispanic	1,660	2,841	1,181	71%	1%
American Indian or Alaskan Native, Hispanic	1,239	1,970	732	59%	1%
American Indian or Alaskan Native, Non-Hispanic	616	666	51	8%	0.2%
Asian, Hispanic	564	850	286	51%	0.2%
Native Hawaiian or Pacific Islander, Hispanic	187	300	113	60%	0.1%
Native Hawaiian or Pacific Islander, Non-Hispanic	182	239	58	32%	0.1%
Total	309,212	388,216	79,004	26%	100%



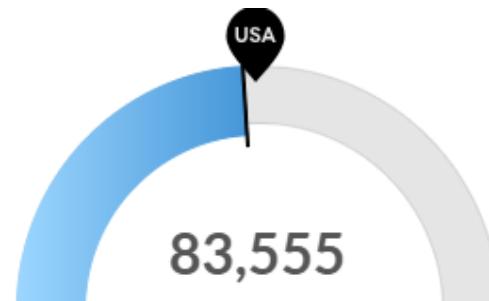
# Economic Overview

Population (2025)	Total Regional Employment (2024)	Avg. Earnings Per Job (2023)
309,212	123,640	\$120.5K
Population grew by 36,426 over the last 5 years and is projected to grow by 39,813 over the next 5 years.	Jobs grew by 4,604 over the last 5 years and are projected to grow by 79,004 over the next 10 years.	Median household income is \$41.9K above the national median household income of \$78.5K



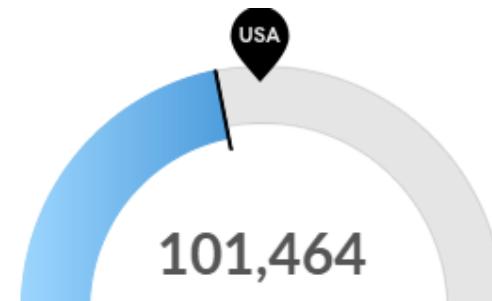
Millennials

Frederick County, MD has 58,395 millennials (ages 25-39). The national average for an area this size is 59,612.



Retiring Soon

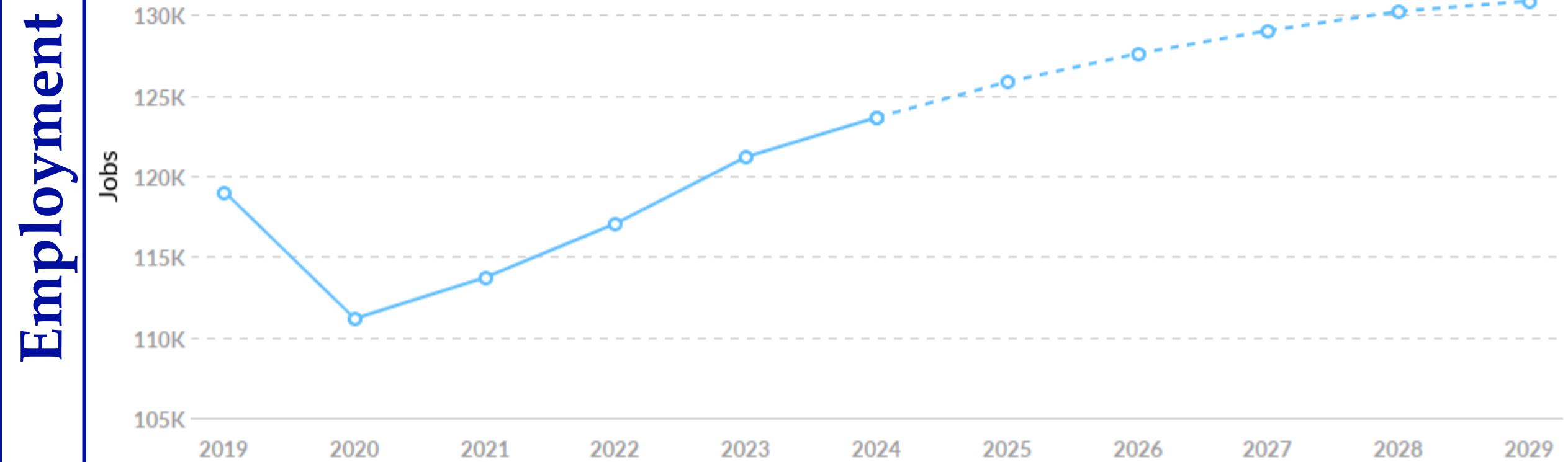
Retirement risk is about average in Frederick County, MD. The national average for an area this size is 88,568 people 55 or older, while there are 83,555 here.



Racial Diversity

Racial diversity is low in Frederick County, MD. The national average for an area this size is 122,189 racially diverse people, while there are 101,464 here.

Overall job growth in the area since 2019 **increased by 3.6%**, adding 4,304 jobs as of 2024 for a total of 123,340 jobs. This change outpaced the national growth rate of 4.3% by 0.7%.



# Employment By Age (2024)

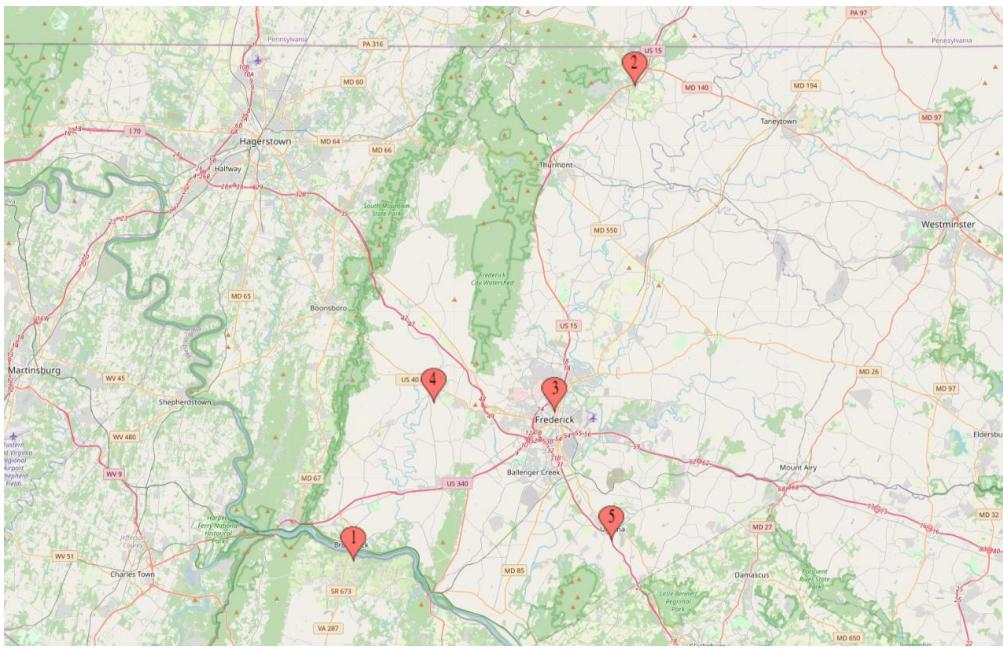


	% of Jobs	Jobs
14-18	3.0%	3,753
19-24	9.5%	11,684
25-34	20.0%	24,712
35-44	21.3%	26,321
45-54	19.4%	23,969
55-64	17.7%	21,834
65+	9.0%	11,067

Description	Workers Age 55-64	2024 Jobs	Avg. Annual Earnings	Median Annual Earnings
General and Operations Managers	809	3,951	\$130,278.11	\$114,075.62
Retail Salespersons	634	3,652	\$33,585.31	\$31,339.97
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	468	1,840	\$45,909.75	\$43,562.58
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	380	1,871	\$36,038.17	\$33,505.71
Cashiers	370	3,142	\$31,665.83	\$31,428.08
Office Clerks, General	343	1,649	\$53,952.97	\$50,125.89
Managers, All Other	310	1,276	\$125,699.81	\$126,903.36
Business Operations Specialists, All Other	289	1,322	\$100,715.48	\$94,249.86
Home Health and Personal Care Aides	285	1,318	\$36,953.18	\$35,422.30
Registered Nurses	283	1,222	\$83,454.43	\$83,124.51

Description	Workers Age 65+	2024 Jobs	Avg. Annual Earnings	Median Annual Earnings
Retail Salespersons	449	3,652	\$33,585.31	\$31,339.97
General and Operations Managers	267	3,951	\$130,278.11	\$114,075.62
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	267	1,840	\$45,909.75	\$43,562.58
Cashiers	264	3,142	\$31,665.83	\$31,428.08
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	263	1,871	\$36,038.17	\$33,505.71
Postsecondary Teachers	254	982	\$95,238.94	\$75,495.04
Office Clerks, General	237	1,649	\$53,952.97	\$50,125.89
Home Health and Personal Care Aides	166	1,318	\$36,953.18	\$35,422.30
Bookkeeping, Accounting, and Auditing Clerks	147	747	\$51,572.16	\$47,517.18
Fast Food and Counter Workers	146	2,615	\$31,756.75	\$31,299.19

# Current 50+ Community Centers



Map Number	50+ Community Centers	Address	Phone Number	Supervisor
1	Brunswick Center	12 East A Street Brunswick, MD 21716	301-834-8115	Cathy Barnes
2	Emmitsburg Center	300 South Seton Avenue Emmitsburg, MD 21727	301-600-6350	Caitlyn Kirby
3	Frederick Center	1440 Taney Avenue Frederick, MD 21702	301-600-3525	Dara Markowitz
4	Middletown Center	101 Prospect St, Middletown, MD 21769	301-600-3613	Kimberly Quick
5	Urbana Center	9020 Amelung Drive Frederick, MD 21704	301-600-7020	Susan Hofstra
-	Virtual Center	-	301-788-1075	

Center	Fitness & Movement	Creative & Social Activities	Health & Education	Additional Services & Courses
Brunswick	Walking Group, Strength & Stretch, Line Dancing, Pickleball, Daily Exercise, Wii Bowling	Cards/Games, Movie Mondays, Yarn Arts, Trivia, Diamond Dot, Bingo, Crafts	Blood Pressure Screening, Lunch-and-Learn, Mental Health Awareness, Nutrition & wellness presentations	Computer Labs, Groceries for Seniors distribution, Day Trips, Transportation-supported outings
Emmitsburg	Video Exercise, Chair Yoga, Open Gym, Pickleball	Coffee & Game Time, Stained Glass Lab, Dollar Craft Day	Mental Health programs	Day Trips, Cooking demonstrations, County-coordinated food access
Frederick (Taney Ave.)	Open Court Fitness, Strength & Stretch, Chair & Gentle Yoga, Yin Yoga, Tai Chi, Zumba	Board & Card Games, Film Club, Music Classes, Golden Tones Chorus, Yarn Arts, Quilting, Scrapbooking, Book Clubs	Mental Health Awareness, Author Talks, TED Talks	Computer Labs & Tech 101, Legal Aid clinic, Groceries for Seniors, Day Trips
Middletown	Chair Yoga, Otago Fit, Chair Dance, Line Dancing, Tai Chi, Wii Bowling	Cards/Games, Trivia, Yarn Arts, Crafts, Bingo,	Mental Health Awareness, Blood Pressure Checks, Falls Prevention (UMMS)	Hybrid virtual/in-person programming,
Urbana	Moderate & Low-Intensity Exercise, Chair Yoga, Line Dancing, Otago	Board & Card Games, Book Club, Yarn Arts, Crafts,	Blood Pressure Checks, Healthcare Initiatives, Healthy Mind Series, Armchair Travel	Day Trips, Computer Labs, Groceries for Seniors
Virtual	Yoga, Strength & Stretch, Joy of Movement, Inspirational Fitness	Drawing Classes, Film Club, Trivia Twist, Book Club, Writing Classes, Documentaries	Mental Health Awareness, Healthcare Initiatives, Nutrition & wellness talks, TED Talks	Groceries for Seniors coordination, Lectures, Hybrid programming supporting all centers

# Current 50+ Centers in County CIP Budget

Facility / Project	Total Estimated Cost	Relevant Notes
East County Center	\$14.7 million	Intended to relieve space constraints and meet demand in the eastern part of the county. Serves underserved geographic area.
Frederick Center	\$6.5 million	This is a renovation of an older facility (built 1983). Includes upgrading systems (HVAC, mechanical, electrical, plumbing) among other renovations.
Brunswick Center	\$14.5 million	Replacement facility to replace the older Brunswick center; shifted earlier from a later date (construction advanced from FY2032 to FY2028).

# Current County Timeline of Planned Projects

	2025	2026	2027	2028	2029	2030	2031	2032
<b>East County Center</b>	Land acquisition / early design start	Continued design work	Final design, site prep, possibly early construction start	Expected completion				
<b>Frederick Center</b>	Planning / start of renovation preparations	Major renovation design / systems planning	Full renovation construction, upgrades to infrastructure	Expected completion				
<b>Brunswick Center (Replacement)</b>	Study / preliminary work	Design / more detailed planning	Design and construction set-up	Construction largely underway; completion likely soon after				

# Preliminary Community Survey

How Input Has Been Gathered	Who We Spoke With	Geographic & Demographic Reach (Where Perspectives Came From)
One-on-one interviews and structured conversations	Senior center participants and regular users	Frederick City, East County, West County, and rural areas
Outreach to both users and non-users of senior centers	Seniors who do not currently use any centers	Communities with existing centers and communities without nearby access
Engagement across multiple municipalities and regions	Caregivers and family members	<p>Seniors across age ranges:</p> <ul style="list-style-type: none"><li>• Working and newly retired adults</li><li>• Active older adults</li><li>• Seniors with mobility or health challenges</li></ul>
Conversations focused on lived experience, not just facilities	Senior center staff and county program staff	
	Municipal leaders and elected officials	
	Healthcare, housing, and nonprofit partners	

# Preliminary Community Survey Themes

## Community Need and Demand

### What We're Hearing

- The senior population is growing quickly across the county
- Needs are increasing faster than current services and facilities can keep up
- Seniors have different needs depending on age, health, and lifestyle
- Social isolation is a major concern and driver of demand
- Many seniors don't know centers exist or assume they're "not for them"

## Current Resources and Gaps

### Where The System Is Falling Short

- Transportation and safe access routes limit participation
- Many facilities are cramped, outdated, or not designed for senior programming
- Meals are important for participation, but quality and nutrition are inconsistent
- Seniors lack a single, easy way to find services and get help navigating resources
- Communication and resources vary by location, creating uneven experiences

## Vision and Goals

### What The Community Wants Centers To Be

- Modern, welcoming spaces people can use throughout the day
- More choice in programming (fitness, learning, hobbies, social time)
- Centers that support wellness and resource navigation—not just activities
- Options for different schedules (including evenings/weekends)
- Inclusive environments where all seniors feel they belong

## Site and Location Considerations

### What Matters For Where Centers Go

- Centers should be located where seniors live and can realistically reach
- Access must include transit, safe walkability, and close parking
- Visibility matters: clear signage and entrances increase comfort and awareness
- Repurposed buildings can work, but only if they meet accessibility and layout needs
- Locations near daily destinations (libraries, clinics, stores) support higher use

# Preliminary Community Survey Themes

## Financial and Operational Considerations

### What Affects What Centers Can Deliver

- Funding limits program growth, facility upgrades, and flexibility
- Staffing is stretched across programming, outreach, and resident support
- Fees help fund programs but can be a barrier for fixed-income seniors
- Transportation resources don't always match senior needs and schedules
- Centers need stronger coordination, so staff aren't solving everything alone

## Partnerships and Stakeholders

### How The County Can Expand Capacity

- Partnerships are essential to broaden services without overloading staff
- Civic groups, nonprofits, faith communities, and senior housing can extend outreach
- Health partners can support screenings, wellness, and aging in place resources
- Cultural, multilingual, LGBTQ+, and Deaf partners improve inclusion and trust
- Better countywide coordination can reduce duplication and improve consistency

## Community Engagement and Equity

### Who We Must Reach Better

- Isolated, homebound, low-income, rural, and non-driving seniors
- Engagement needs to reflect Frederick's cultural and language diversity
- "Meet people where they are" works best (housing, churches, libraries, local hubs)
- Trust is built through direct, consistent, relationship based outreach
- Equity depends on continuous engagement rather than one-time feedback

## Political and Strategic Alignment

### What This Means For Implementation

- There is strong momentum and support for improving senior services
- Planning aligns with county goals (health, housing, transportation, community wellbeing)
- The community wants long-term solutions *and* near-term improvements
- Transparency and regular updates build trust
- Visible progress matters while larger projects move forward

# MGT

# Thank You

