

COUNCIL REPORT

To: Mayor and Council

From: Recreation Services

Date: January 2, 2024

Subject: Ernie Bodin Community Centre (EBCC) – Lease Extensions

RECOMMENDATION:

THAT Council receives this report for information.

BACKGROUND:

All tenants have begun their transition plan out of the EBCC. However, the Arts Centre and Mackenzie & District Museum have requested that their lease be extended by another year until September 1, 2025. If approved, this would require extensive work as it relates to updating the life safety system and continued maintenance of the facility. The projected cost for the work and maintenance is between \$150,000 and \$200,000, with the building being demolished one year later.

		Current Transition Plan
EXISTING TENNANTS	ART CENTRE	Sikh Temple
	POTTERY CLUB	Sikh Temple
	SENIORS CLUB	Recreation Centre
	MUSEUM	Unknown*
	RADIO STATION	Mackenzie Mall
	THRIFT STORE	Living Joy
	AA	Elks Lodge

*Note: The Mackenzie & District Museum worked with Nordicity and completed the Roadmap project in April, 2023. Recommendations to the Museum included moving directly into another existing facility as a new permanent home and two locations have been identified for them. There are also various funding streams for cultural facilities. Most require match funding, but some of the major funds – such as the [Canada Cultural Spaces Fund](#) – will fund up to 90% of costs for successful applicants based in rural or remote areas - previously up to 75% but recently increased.

SUMMARY:

Staff will continue to work with EBCC tenants to assist with the transition process where possible and believe temporary solutions (Appendix A) can be found at the Recreation Centre for the Arts Centre and Mackenzie & District Museum. If these spaces aren't suitable, Council could offer to assist tenants with rent as a more feasible option - spending \$150,000 to \$200,000 for the year equates to \$12,500 to \$16,667 per month. The District has assisted the Chamber of Commerce with rent in the past, and is currently assisting the Radio Station with rent so there is an existing framework for this option.

If the Mackenzie & District Museum chose the Recreation Centre, they could display artifacts (Appendix B) in the Recreation Centre on a temporary basis until they find a permanent home. This has worked for other municipalities and would provide a much higher traffic option than their existing setup, with limited overhead, but it might not meet their storage requirements.

If the Art Centre chose the Recreation Centre, they could potentially use space at the Recreation Centre for their programs on a temporary basis until they get set up in their new space.

BUDGETARY IMPACT:

\$150,000-\$200,000 would be funded by an estimated 3.0%-4.0% property tax increase.

COUNCIL PRIORITIES:

Community and Social Development

- Our investment in the municipality's services and infrastructure, our commitment to principles of social equity and well-being, and our belief in the value of resident engagement, creates a healthy community in which everyone feels valued and enjoys a high quality of life.

Strong Governance and Finances

- As the municipality's elected governing body, we serve all residents and businesses in the community. We engage residents and stakeholders on important issues and make our decisions through open and transparent processes. We are careful in our use of resources, mindful of the need to maintain programs and services, while also meeting the community's infrastructure needs.

RESPECTFULLY SUBMITTED:

Terry Gilmer, Director of Recreation Services

Reviewed By: Corporate and Financial Services

Approved By: Chief Administrative Officer