

COMMON COUNCIL REPORT

M&C No.	2024-336
Report Date	December 04, 2024
Meeting Date	December 09, 2024
Service Area	Growth and Community Services

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT: Request – Glenn Carpenter Centre, YMCA of Southwestern New Brunswick

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	Chief Administrative Officer
<i>Cara Coes / David Dobbelsteyn</i>	<i>Amy Poffenroth / David Dobbelsteyn</i>	<i>J. Brent McGovern</i>

RECOMMENDATION

That Common Council direct the Chief Administrative Officer to prepare a grant agreement between the City of Saint John and the YMCA of Southwestern New Brunswick for the approval of Council generally according to the following conditions:

1. That the City provide funding to the YMCA of Southwestern New Brunswick for the expansion of the Glenn Carpenter Centre and that the funding be allotted as follows:
 - a. With \$55,000 to be distributed from the Community Services Reserve in 2025; and
 - b. \$35,000 to be distributed from the general operating reserves in 2026 conditional on the reserves achieving at least 75% of the maximum allowable funding in 2026; and
 - c. \$35,000 to be distributed from the general operating reserves in 2027 conditional on the reserves achieving at least 75% of the maximum allowable funding in 2027.

2. That the YMCA remit copies of invoices for the project as requested by the City, and that the City be permitted to conduct a financial audit of the project at its discretion.

3. That the YMCA submit an annual outcome report to the City on the activities of the Glenn Carpenter Centre.

4. That the agreement includes the community benefits and recognition proposed by the YMCA of Southwestern New Brunswick generally as attached to MC 2024-336.

EXECUTIVE SUMMARY

The YMCA of Southwestern New Brunswick is requesting \$125,000 from the City of Saint John to support their \$5 million project to expand the Glenn Carpenter Centre.

The City reviewed the grant request and the business case in accordance with the City's Grant Policy. Staff has determined this project has a solid business case, good economic and community impact in Saint John, and is worthy of financial support of the City. Staff has also negotiated a series of additional community benefits with the YMCA in consideration of funding from the City.

The CAO recommends that the City enter into a grant agreement with the YMCA to provide them the requested funding over a 3-year period subject to available funding from the operating reserves.

PREVIOUS RESOLUTION

N/A

REPORT

Overview of Project

The YMCA of Southwestern New Brunswick's Glenn Carpenter Centre's expansion project will shift this site's operations from a 4-month operation to all-season. This expansion will provide the space and assets to develop a nature-based after-school program and an outdoor education curriculum in partnership with the Department of Education as well as expand day camp spaces, grow youth and adult programming, and incorporate community access into the four-season operations of the Glenn Carpenter Centre.

This project is driven by the growing need in the community to increase licensed after-school programming, adding 90 new year-round spaces for our community's youth and adding spaces and an expansion of the site's summer day camp program. Additionally, this expansion project will position the YMCA to expand outdoor educational and recreational offerings through programming for all ages, partnerships, and other initiatives.

Funding Contributions

This project is estimated to cost \$5 million.

Confirmed Support	\$ Amount
Individual Community Donors	\$ 656,237
Foundations and Grants	\$ 910,000
Surrounding Municipalities	\$ 15,000
YMCA	\$ 1,250,000
RDC	\$ 1,161,000
ACOA	\$ 484,643
TOTAL	\$ 4,476,880

Business Case

To make a recommendation on the grant request staff reviewed the project’s business case based on its strategic alignment with Council Priorities, and its purported Economic and Community Impacts.

Strategic Alignment

This project has strong ties to three of the core categories from council Priorities 2021-2026 - Grow, Green and Belong.

1. **Grow** – This project will contribute to the labor market during the build, as well as once completed through staffing, as well as through various streams of employment and certification training. The 90-space after-school license provides more space for the much needed youth care for new and old families to the Saint John area. Additionally, with site rentals, there will be economic impact for local business and hotels.
2. **Green** – The new build is being designed with various elements to ensure energy efficient operations such as windows, heat pumps, ICF foundation, a metal roof and insulation.
3. **Belong** – Saint John continues to expand on its quality-of-life offerings and the introduction of an expanded YMCA facility to welcome enhanced child and youth programming, outdoor education, as well as recreational opportunities for the greater community.

This project aligns with PlanSJ, the City’s municipal plan, acknowledging the importance of community facilities creating complete and healthy communities, recognizing natural spaces, recreation, and community facilities enhance social interaction while providing diverse activities and amenities.

Economic & Community Impacts

- The expansion of the Glenn Carpenter Centre will trigger a positive GDP impact of \$2.4M in Saint John.
- It will create 21 construction jobs and 10 full-time jobs once the facility is in operation.
- It will provide 90 new licensed after-school spaces, which will be of particular benefit to those who live or work in Millidgeville.
- It will move from seasonal operation to year-round operations, and will expand services from 1,000 people to 5,000 people annually.
- 80% of the attendees to the Glenn Carpenter Centre are City residents.
- 38% of children attending camp are subsidized by the YMCA.
- Camp spaces will increase from 100 per week in the summer to 150 per week.

Additional Benefits Offered by the YMCA in consideration of City of Saint John Support and for which, no YMCA membership is required

- Hosting an annual **Healthy Kids Day** Major Event - Sponsored by the City of Saint John (at the Y's expense) and Free for the Public and with anticipated attendance of 600 people.
- Hosting a minimum **one free event monthly** at the Glenn Carpenter Centre that will be open to the Public so the public can access all 220 acres of the property and participate in programming or use their trails.
 - Examples of activities: Snowshoeing, trail running, seasonal gatherings, stargazing, etc.
- The Y will offer PRO Kids **25 free camp spaces a year**.
- Y will offer **Free facility rentals** for Saint John charitable organizations, subject to site availability (approximate \$800 per booking).
- Y will offer **Free Bookings** for the City (or groups it designates e.g. neighbourhood associations) to use annually, subject to site availability.
- Y will offer a **3-day pass** for **all City residents** to access Glenn Carpenter Centre (trails & programming, excluding camp and childcare) during a two-week period annually.
- Y will co-host one **Passport to Parks** event annually with the City at the Glenn Carpenter Centre.
- Y will offer **naming rights** for the Main room of the new Multi-Purpose Facility.

SERVICE AND FINANCIAL OUTCOMES

The City would offer the YMCA of Southwestern New Brunswick a financial capital commitment from the City of \$125,000 in the form of a grant:

- \$55,000 in year 2025 to be taken from the *Community Services Reserve*
- \$35,000 to be distributed from the *general operating reserves* in 2026 conditional on the reserves achieving at least 75% of the maximum allowable funding in 2026.
- \$35,000 to be distributed from the *general operating reserves* in 2027 conditional on the reserves achieving at least 75% of the maximum allowable funding in 2027.

Building permit revenues for the project are \$25,903; therefore, the net cost to the City for providing a grant will be \$99,097.

INPUT FROM OTHER SERVICE AREAS AND STAKEHOLDERS

The evaluation committee included staff from Strategic Services, Growth and Community Services, and the office of the Chief Administrative Officer. The General Counsel Office also reviewed the report.

ATTACHMENTS

Attachment A: Community Benefits