

# Report to Council



**Date:** November 22, 2021

**To:** Council

**From:** City Manager

**Subject:** Boys and Girls Clubs – Management and Operating Agreement

**Department:** Real Estate & Active Living and Culture

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## **Recommendation:**

THAT Council receives, for information, the Boys and Girls Clubs – Management and Operating Agreement from the Real Estate and Active Living and Culture departments dated November 22, 2021;

AND THAT Council approves the City entering into a five (5) year Management and Operating Agreement with the Okanagan Boys and Girls Clubs, in the form attached to the Report of the Real Estate and Active Living and Culture Departments;

AND FURTHER THAT the Mayor and City Clerk be authorized to execute the lease agreement and all documents necessary to complete this transaction.

## **Purpose:**

To approve the City entering into a five (5) year Management and Operations Agreement with the Okanagan Boys and Girls Clubs, for the City-owned properties at 645 Dodd Road, 1434 Graham Street, 1633 Richter Street, and for a portion of 2337 Richter Street.

## **Background:**

Okanagan Boys & Girls Clubs (BGC) plays a critical role in the community by providing services to children and families starting with prenatal and infant support and continuing to young adulthood. Originally intended to provide safe spaces for children to go after school, BGC has evolved to provide comprehensive support for children, youth and families throughout the community. They focus on what a young person needs to thrive including all the wrap around supports and services that might be required. They are a key provider of youth employment & leadership opportunities, skill building programs, childcare and services for youth at risk.

Their programs are developed for all ages and stages of development and family dynamics. Below is a list of some of the programs they provide:

- Early years programming
  - Parent Tot programs
  - Licensed childcare and after school care
  - Preschool programming
- Youth programs
  - Recreation programs
  - Drop in programs
  - Leadership and career development
  - Counseling services
- Children & Youth with Special Needs
  - Life skills
  - Recreation program support
- Youth at Risk
  - Upstream Kelowna - designed to identify and support children who have multiple risk factors that may lead to youth homelessness or school disengagement.
  - Downtown Youth Centre and overnight shelter
  - Youth Restorative Justice - an alternative route to the criminal justice system.
  - Outreach Mental Health – for youth ages 12-18 who are unable or unwilling to access traditional mental health services.
  - Transitional housing
- Parent and Family programs
  - Community Kitchen – helping families to cook healthy meals together
  - Parenting programs including programs for foster parents
  - Family counseling

In 2020, BBC served the following groups out of City-owned facilities

Families	1,021
Participants 19+	111
Youth 13-18	580
Children 6-12	790
Children under 6	167

Partnership History:

The services provided by BGC are critical in the development of healthy children, youth, young adults and parents. The City has had a partnership that includes service delivery and lease of City space for over 60 years. The impact they have had on the community is invaluable. Over the past twelve months, the City’s investment in BGC, consisting of a \$363,000 operating grant and use of three civic facilities, has been leveraged into \$3.7 million worth of programming in Kelowna.

BGC operates out of three City facilities including Martin Ave Community Centre, Rutland Youth Center and Jaycee Downtown Youth Centre. Their programs are inclusive and intentional about meeting the needs of the youth in our community. They have been a steady partner with their ongoing service delivery and facility operations but also with special projects such as the Kelowna Youth and Family Services transition, the development of A Way Home Kelowna and the Child Care Needs Assessment. They are a trusted partner in dealing with issue management, community development and local insight.

In the 3 City owned Facilities, OBG had the following in 2020:	
BGC Provided Program Hours	114,530
Health Meals and Snacks	16,881
Staff Members	150
Club Visits	90,792

Community Collaborator:

BGC continues to be a collaborative partner to not just the City, but others such as the School District, MCFD, Journey Home Society/A Way Home, Ki-Low-Na Friendship Society, The Foundry, the Central Okanagan Child Care Council, the Central Okanagan Poverty Reduction Task Force, Central Okanagan Literacy Society and others. They put youth development and resiliency at the forefront of their operations which is reflective in their truly wholistic and inclusive approach to service delivery. They are a truly community-minded organization that goes above and beyond to serve the youth in our community.

Strategic Partnership Review:

Staff’s annual review of strategic partnerships confirms that BGC is a professional organization with an excellent management team and staff structure, and a strong skills-based Board of Directors. The organization undertakes regular planning and goal setting. The buildings they oversee are well maintained and operated. BGC has a strong record of compliance and works collaboratively with Building Services regarding building maintenance.

Agreement Summary:

Through the proposed Management and Operations agreement, the City and BGC seek to achieve the following shared objectives:

- a) Provision of a wide range of programs and services which enable the physical, social and mental health and well-being of children, youth and families through:
  - Recreation
  - Childcare
  - Leadership, growth and empowerment
  - Life skills
  - Counselling
  - Harm reduction

- Restorative justice
  - Learning and career development / employment support
  - Support for parents / foster parents
  - Emergency, supportive and transitional housing
- b) cost-effective, viable, and prudent long-term tenure, operation and maintenance of City-owned lands and buildings;
- c) increased leverage of City resources through the development of community partnerships and diverse funding sources including donations, sponsorship, grants, and fees; and
- d) contributing to the City's quality of life and social service ecosystem by addressing the unique needs of children, youth and families, including individuals who are vulnerable and at-risk.

A summary of the key details of the agreement is shown in the table below:

<b>Boys and Girls Clubs</b>	
<b>Summary of Proposed Management and Operations Agreement</b>	
<b>Annual Grant</b>	\$363,000, increased by BC CPI starting January 1, 2023
<b>Term</b>	Five (5) years
<b>Lease</b>	Jaycee Downtown Youth Centre – 1633 Richter St Rutland Youth Centre – 645 Dodd Rd Martin Ave Community Centre – 1434 Graham St
<b>License of Occupation</b>	A portion of Cameron Park for childcare building - 2337 Richter St
<b>Rent</b>	Nominal (\$1)
<b>Maintenance</b>	Annual contribution of \$36,000 (increased by BC CPI starting January 1, 2023) to building reserve

Staff have worked closely with BGC to strengthen the Management and Operations agreement in an effort to increase the clarity and expectation of both parties. The proposed agreement accomplishes the following major points:

- Indexes operational grant and building reserve contributions annually by BC CPI;
- Outlines the new maintenance requirements for the leased buildings; and
- Outlines the new annual reporting requirements as part of the new partnership reporting program.

**Existing Policy:**

Council's 2019-2022 priorities identified measures supporting staff's recommendations in this report. Specifically, relevant to this report:

- Residents feel safe
- Accessible and multi-purpose amenities; and
- Animated parks and public spaces.

The proposed non-market facility lease aligns with Council Policy 347 – Non-Market Leasing of Civic Lands and Buildings. For this reason, staff are recommending a non-market lease within this Management and Operations Agreement.

**Internal Circulation:**

Parks Planning  
Parks Operations  
Active Living & Culture Division  
Communications  
Finance

**Considerations not applicable to this report:**

Legal/Statutory Authority:  
Legal/Statutory Procedural Requirements:  
Existing Policy:  
Financial/Budgetary Considerations:  
External Agency/Public Comments:  
Communications Comments:

**Submitted by:** J. Adamson, Manager, Property Management and Mariko Siggers

**Approved for inclusion:** J. Säufferer, Real Estate Department Manager

**Attachments:** 1. Schedule A - Okanagan Boys and Girls Club - Executive Summary  
2. Schedule B - Management and Operations Agreement  
3. Schedule C - PowerPoint Presentation