



Date: 2020-03-03

- 1) **Call to Order.**
  - a) General Meeting of the Ramsay Community Association was held in the Ramsay Community Hall in Calgary, AB, March 3, 2020. Meeting convened at 7:09pm.  
President Vince Bodnar presiding.
- 2) **Adoption of Agenda (1 min):** MOTION: Nancy / Julius – All in favor - approved
- 3) **Approval of Past Minutes (1 min):**
  - a) Minutes 2019-02-04 GM - MOTION: Lindsay / Paul – All in favor - approved
- 4) **Guests (10 min):**
  - a) City Neighbourhood Partner - Hayley Saunders – in attendance, available for questions
  - b) Ward 9 Representative – Jordan Stein – Circulated monthly Ward 9 brochures (also available online) and was available to answer questions regarding the Guidebook
- 5) **President’s Report (15 min): (Vince Bodnar)**
  - a) Future of the Hall:
    - i) The Hall is consuming a lot of volunteer hours and money. Lifecycling and upkeep costs are increasing. As background, the City owns this land and building and the RCA leases it for \$10/year. If we do not need the building anymore, it goes back to the City.
    - ii) Majority of RCA funds are being allocated to the structure and the hall manager. Main sources of income include Hall and Rink rentals and casino funds, which are declining due to competitive demand for slots. The challenge with the current revenue stream, is that it restricts other activities that we would like to do, including more rec programming, by having to use the funds for facility maintenance. Fund restrictions are impacting the energy of our volunteer committees.
    - iii) Initiatives to reduce expenses include trimming back services that support the hall and reduced production of newsletter.
  - b) Other recent challenges include the following volunteer resignations:
    - i) Shannon Fox has stepped down as Rec Committee Lead
    - ii) Emma Ladouceur, VP External and Civic Affairs Committee Lead, has resigned
- 6) **Secretary’s Report (2min): Nicole Battistella**
  - a) Email / electronic Motions – none
- 7) **Treasurer’s Report (10 min): Dirk Vanderkooi**
  - a) Bank report:
    - i) Casino: \$10,000
    - ii) General: \$36,000 (\$10k restricted for kids activities)
  - b) **Intro & Background:**
    - i) Dirk has held position of Treasurer for the past 2.5-3 years and is a CA by trade. While working through the budgets, it became clear that this year we would have money troubles.
    - ii) In prior years casino funds, rental income and memberships would go into a general account for rec and events – over the years hall expenses have increased and as a result, we are burning through casino funds before they’re replenished. The tear down of half of the Hall in 2017 was a big hit to the General Fund, so in 2018, casino funds reached almost zero before the 2019 funds were received. This year, Casino funds are expected to come in October, yet the funds will run out next month.
  - c) **Q&A**

- d) Question from RCA: What revenue does the Hall generate annually? A: \$40-50K, and hall rentals are down a bit this year. We have some of the cheapest rental rates in the city, but it's been a challenge to fill. Dirk pulled up a number later in meeting to add that the Hall lost \$40k last year.
- e) Question from RCA: I've tried to rent the hall 3 times, never received a response. The website experience from other CA's makes it much easier to book their Hall, are we missing opportunities? A: A redo of our website is underway, which will include making it easier to rent the Hall.
- f) Question from RCA: What are the current revenue sources? A: Hall Rentals, casino funds, memberships.
- g) Question from RCA: If we receive \$40-50K in revenue from the Hall annually, what are the expenses? A: Dirk pull up the exact number. Julius indicated that \$2000-3000 is needed over and above current revenue to break even. If revenue does not increase, we will not be able to cover current expenses beyond July 2020.
- h) Question from RCA: What big deferred maintenance do we have on the books? A: Julius to address in the Hall & Rink report.

**8) Committee Reports to the Membership and the Board:**

**a) Hall & Rink (10 min): Julius von Bieberstein**

**i) Hall**

- (1) Lost part of the Hall a couple of years ago, and recently replaced the floors as it was a liability. The City does a lifecycle report every 5 years, recent report identified bowing at SE corner; the foundation wall is pushing out a bit, it can be seen in the façade. Estimated cost to repair is \$50-60k.
- (2) Based on bookings, the Hall is not being used by many residents of Ramsay.

**ii) Rink:**

- (1) Lifecycle report identified one piece of cross-bracing requires repair at a cost ranging from \$5-15,000. Additional estimates also included: a new fence, walkway, boards, shack, electrical, which is upwards of 1M. The Rec Committee is working with grants. This facility is used more by Ramsay residents.

**iii) Q&A:**

- (1) Question from RCA: What is the estimated spend on the hall over the next 3-5-10 years, and what we are going to spend on the rink over those years too? A: Under review.
- (2) Question from RCA: What happens if we choose one spot, ie: The Rink? A: The Hall would go back to the City; they likely would put in another non-profit organization. Hayley added that CA's do hand back buildings, this is not unique.
- (3) Question from RCA: Would the city be open to a developer coming in to build a smaller operation? A: The City is open to ideas
- (4) Question from RCA: How open is the city to take back the Hall and have the RCA rent it? A: Interesting option, RCA still requires a revenue generation plan to make it worth it.
- (5) Question from RCA: If we walk away, we walk away with nothing, what would generate enough funds to build another facility on the Hill? A: Grants, Casino Funds, Fundraisers
- (6) Question from RCA: What is the function of Hall Manager? A: To coordinate all bookings for Hall and Rink and to try and generate as much rental revenue as possible, administrative work and is on-call to tend to any issues that arise.

**b) Revenue Optimization Sub-Committee (15 min): John Holt**

**i) Introduction (Vince)**

- (1) Introduced the committee, which formed to look at significant ways to generate funds. David Graham and John Holt sit on the committee, they've looked at a business to put in here, which has been brought to our Councilor and our City Representative, who are in support of exploring further. The idea is to introduce a brewery, as we are in the brewery flats and have cheap rent and ample parking.

**ii) Background and Proposed Idea (John)**

- (1) John is the past president of RCA Board of Directors and was president 3 years beforehand.
- (2) Recognized Pat Baker's efforts over the years by having done every single casino and bingo event, which has kept the Hall in the community.
- (3) The business idea is a Beverage place that would both brew and carry other local brewery's beer, and kombucha. Its intent is to be a community hub, open to everyone, where one would pay \$5 for a glass, covering \$1 to make the beer and \$4 going back to the Hall. Name for Brewery, The Great Escape, and would honor the history and photos of the community.

**iii) Q&A:**

- (1) Question from RCA: To be clear, the RCA starts and runs a business, what about continuity of Board and Community Members? A: they will own and operate it, but there is a partner with a deep history that would help the set-up.
  - (2) Question from RCA: What is the timeline, from the idea being approved to it actually generating revenue? A: A feasibility report is underway and will be available by March 31<sup>st</sup> to address part of this question. Additionally, the City may help bridge the gap on finances if the idea proves viable. City wants to be as flexible as possible as it does not help them if we give the building back.
  - (3) Question from RCA: If this does work, what would we use the casino funds for? A: They could go to towards rec funds
  - (4) Question from RCA: is there a situation where we would be in debt to fund this? A: A portion would be funded by the partner, community investor(s) and/or possibly a community Kickstarter initiative. Terms and agreements to be fleshed out in feasibility report.
  - (5) Comment from RCA: Parkdale has a successful community pub
  - (6) Question from RCA: would it be a private member bar? A: no, it would be open to everyone.
  - (7) Question from RCA: Do we have the investor already and what happens if it fails? A: RCA would keep the building, investors to lay out the terms of repayment, but they would not be able to take the building.
  - (8) Question from RCA: Are we concerned about giving up space to the Brewery if the purpose of the Hall is also to serve the community in other ways? A: We would still have the lower portion of the Hall and the rink & shack.
- iv) Closing comment from John is that one of our huge assets is that we don't pay rent and the very first product we produce will be the Pat Baker Pilsner.

**c) Memberships (2 min): Teresa Smith**

- i) 143 members as of March 3, 2020
- d) **Bellevue Park (2 min): Teresa Smith**
  - i) Stuck in City approval stage at the moment
  - ii) \$75,000 short for the \$500K project
- e) **Casino (5 min): Pat Baker**
  - i) Volunteers required – sign-up sheets on the wall and back table.
  - ii) Takes place at Cash Casino, day shift 10:30-7pm, nightshift starts 7pm, toughest times to fill are during the day since they are weekdays – there are about 11 positions to fill over the 2 days.
- f) **Communication and Newsletter (2 min): Kevan Hayes**
  - i) Print newsletter has gone quarterly due to costs and content.
  - ii) E-newsletter going out via email monthly. There will be a place in the next print newsletter to show people how to get on the email list. RCA Members can also opt into email communication at registration.
  - iii) Moved community over to G-Suite
  - iv) Website – competitive analysis underway, mapped out a wireframe for new website and will be working on it over the next couple of months to improve communication, digital membership payment, etc
  - v) If anyone wants to connect with the Communications Committee, send an email to: [communications@ramsaycalgary.ca](mailto:communications@ramsaycalgary.ca)
- g) **Civic Affairs (5 min): Emma Ladouceur**
  - i) ARP- met with City yesterday, currently on hold to work on the guidebook
  - ii) Board is seeking a replacement for VP External
- h) **Recreation (10 min): Vince Bodnar**
  - i) Outgoing Rec Chair Shannon Fox, Vince Bodnar will fill in the interim
  - ii) Soccer registration: Jennifer De Jonge
    - (1) 115 kids have registered
    - (2) A few coaches still needed
  - iii) Try-It-Tuesdays: Christa White
    - (1) New programming for Adults, new activity May-June on Tuesday nights, follow Ramsay Recreation on Facebook and Instagram for updates
  - iv) T-Ball registration will likely open in March
  - v) Ramsay Garage Sale to take place first weekend of June
- i) **Maintenance (5min): David Graham.**
  - i) Date for Community Clean Up June 13
- j) **Safety (0 min):**
- 9) **Old Business (0 min):**
- 10) **New Business (5 min):**
  - a) Winterfest: Sunday, March 15, 2020 1-5pm at Ramsay Rink
    - i) Working on crafts, craft tables, freeze water with food coloring to build a structure.
    - ii) Additional Volunteers required
  - b) Question for the City from RCA: Are there is any initiatives for resilience safety and/or pandemic planning. A: They are taking their lead from AHS and CEMA is also taking their lead from AHS.
- 11) **Tasks (5 min):**

- a) Attendees were invited to post feedback to idea boards around the room – these will be summarized and presented at the next meeting.
- b) Everyone - keep thinking and bringing forward ideas☺

12) **Dates and Times for Next Meetings** (2 min): **GM April 7 @ 7:00 pm**

13) **Adjournment: Motion to adjourn: Nancy 8:45**

14) Nicole Battistella

Volunteer: Secretary

Ramsay Community Association

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Date of approval