

Purpose

Council has requested that staff review the utilization of community halls. This report outlines the findings of the review and a recommendation is made on the user fees for the category of user described as "*community groups, minor sports and not-for-profit organizations*" holding non licensed events. Subsequent reports can be presented to council that can address other community hall issues like catering, no risk policy and the rationalization/disposition of buildings.

Usage review

The following is a list of community halls located throughout the City of Greater Sudbury:

- Chelmsford Arena
- Dr. Edgar Leclair Arena
- Garson Arena
- T.M. Davies Arena
- McClelland Arena
- Centennial Arena
- Capreol Arena
- Dowling Leisure Centre
- Delki Dozzi Community Centre
- Howard Armstrong Recreational Centre
- Kinsmen Hall
- Ben Moxam Centre
- Naughton Community Centre
- Onaping Falls Community Centre
- Falconbridge Community Centre
- Fielding Memorial Park
- Whitewater Lake Park
- Minnow Lake Place

Staff reviewed the community hall booking detail for the past five years. The review showed that the number of bookings has been increasing. Community halls have become a desirable location for private citizens and community groups to gather. Table 1 summarizes some of the common users/themes found when the booking data was reviewed. This list is not meant to be all inclusive.

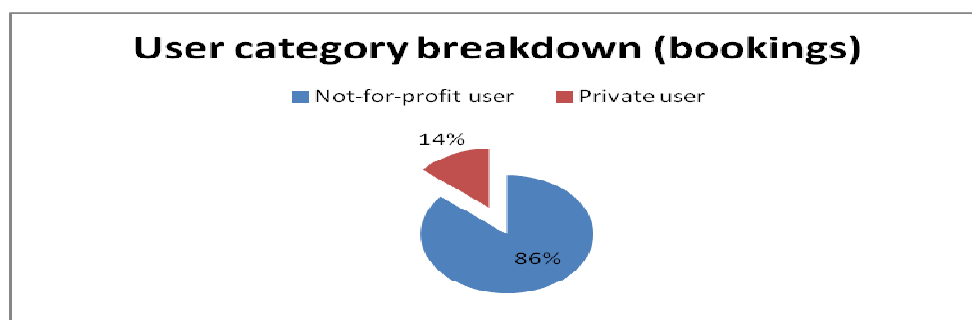
Table 1: Examples of typical community hall uses/events		
Zumba classes	School Graduation	Public information meeting
Martial Art classes	Sport team banquet	CAN Meeting
Stamp Club	Sport team meeting	Flu Clinic
Open Card Afternoons	Church Picnic/Tea	Blood Donor Clinic
Seniors' Walking Program	Comedy Night	Wedding reception
Table Tennis	Music Concert	Birthday party
Shuffle Board	Art and Craft Show	New Year's Eve party
Stitchery Guild	Remembrance Day Ceremony	Retirement party
School dance/prom	Winter Carnival	Funeral Reception

Table 2 summarizes the number of bookings per hall over the past several years.

Table 2: Booking Statistics						
Facility	2005	2006	2007	2008	2009	2010
Capreol Community Centre	26	22	29	24	28	39
Centennial Community Centre	115	91	98	52	72	72
Chelmsford Community Centre	88	91	124	138	126	165
Dr. Edgar Leclair Community Centre	102	128	159	158	147	235
Garson Community Centre	63	65	91	99	89	112
McClelland Community Centre	99	108	52	26	108	166
TM Davies Community Centre	83	83	81	99	138	164
Delki Dozzi Community Centre	0	0	0	54	128	132
Falconbridge Community Centre	2	6	4	6	4	4
Dowling Leisure Centre	45	108	146	280	47	203
Onaping Community Centre	210	172	162	108	24	28
Whitewater Lake Park	9	19	51	70	82	91
Valley East Centre (HARC)	160	161	207	171	610	652
Ben Moxam Community Centre	286	210	125	41	51	48
Minnow Lake Place	540	545	670	350	262	646
Kinsmen Centre	304	330	327	345	481	398
Fielding Memorial Park	82	110	138	116	131	131
Naughton Community Centre	57	211	208	123	88	130
Total # of bookings	2,271	2,460	2,672	2,260	2,616	3,416

Overall, these booking statistics show that the community is utilizing the halls (# of bookings has grown approximately 50% since 2005). The booking statistics also show that some halls are being booked more frequently than others. For example, the Capreol Community Centre was booked 39 times in 2010 whereas; the Centennial Community Centre was booked 72 times. It is difficult to say for certain why some halls are used more than others. Some determining factors could be location, amenities, availability and number of service groups in the area.

The review also showed that on average 86% of all hall bookings are from the not-for-profit user category. This category includes community groups, minor sports, not-for profit organizations and City run programming. Basically, it captures any user group that is not considered to be private.



The reason the breakdown between not-for-profit and private bookings has been highlighted is because in 2010 for example, 78% of hall bookings for this category were without charge. Table 3 shows the hall rental revenue for the past five years.

Table 3: Community Hall Rental Summary				
2010	2009	2008	2007	2006
\$82,650	\$62,882	\$63,717	\$48,750	\$61,063

Table 4 breaks down the rental revenue for 2010 between not-for-profit (NPO) and private bookings.

Table 4: Rental Revenue Breakdown - 2010		
Private	NPO	Total
\$71,691	\$10,959	\$82,650
87%	13%	100%

Staff identified that the reason the rental revenue from the not-for-profit user category only accounts for approximately 13% of total revenue is because staff have had difficulty implementing Miscellaneous User Fee By-Law 2012-5F(see Appendix 1) for this category of user. Public pressure and past practices made it difficult for staff to maintain consistency. There are a variety of circumstances for which this category uses community halls thus; more clarification is needed on how to adapt and apply this by-law to effectively maintain community hall usage, reasonability of fees charged and consistency amongst users.

Recommendation

The findings outlined in this report show that the halls are being used and that community groups, minor sports and not-for-profit organizations are the main users. The report also outlined that staff have experienced difficulty implementing Miscellaneous User Fee By-Law 2012-5Ffor this category of user because the by-law does not reflect the rates such groups are willing to pay.

Therefore, it is recommended that an amendment be made to the Miscellaneous User Fee By-Law 2012-5Ffor the category of user described as *"community groups, minor sports and not-for-profit organizations"* holding non licensed events and retain the existing user fee structure for all other categories. The amendment to this category would be as follows:

1. If the user is generating a revenue source during hall use (i.e. admission charge, ticket sales, 50/50 draw etc.) then the established rates in the Miscellaneous User Fee By-Law 2012-5Fwould be charged.
2. If the user is not generating a revenue source during hall use then the charge would be \$0.00 and use of the City facility would be authorized as a grant to each such user.

This user fee by-law amendment would provide more clarification to staff and would allow this category of user to continue to make use of the community halls. Historically, community halls have always had an impact on the tax levy. Table 5 shows the financial data for the past three years.

Table 5: Historical Community Halls Financial Data

	<u>2011 budget</u>	<u>2011 projected actual</u>	<u>2010 budget</u>	<u>2010 actual</u>	<u>2009 budget</u>	<u>2009 actual</u>
Revenue	355,808	425,731	180,249	348,141	187,252	329,798
Expenses	(955,898)	(869,546)	(934,782)	(973,609)	(934,121)	(942,039)
Levy impact (deficit)	(600,090)	(443,815)	(754,533)	(625,468)	(746,869)	(612,241)
Cost Recovery	37%	49%	19%	36%	20%	35%

* Note: Revenue and expenses are for the entire facility not only the hall

Currently, the not-for-profit user category brings in approximately \$10,959 in rental revenue (per 2010 data) so removing this revenue source would have a minimal impact on the levy. Table 6 shows the impact on the tax levy if this recommendation was to be accepted.

Table 6: 2010 Financial Data - with recommendation

	<u>2010 actual</u>	<u>2010 with recommendation</u>
Revenue	348,141	337,182
Expenses	(973,609)	(973,609)
Levy impact (deficit)	(625,468)	(636,427)
Cost Recovery	36%	35%

* Note: Revenue and expenses are for the entire facility not only the hall