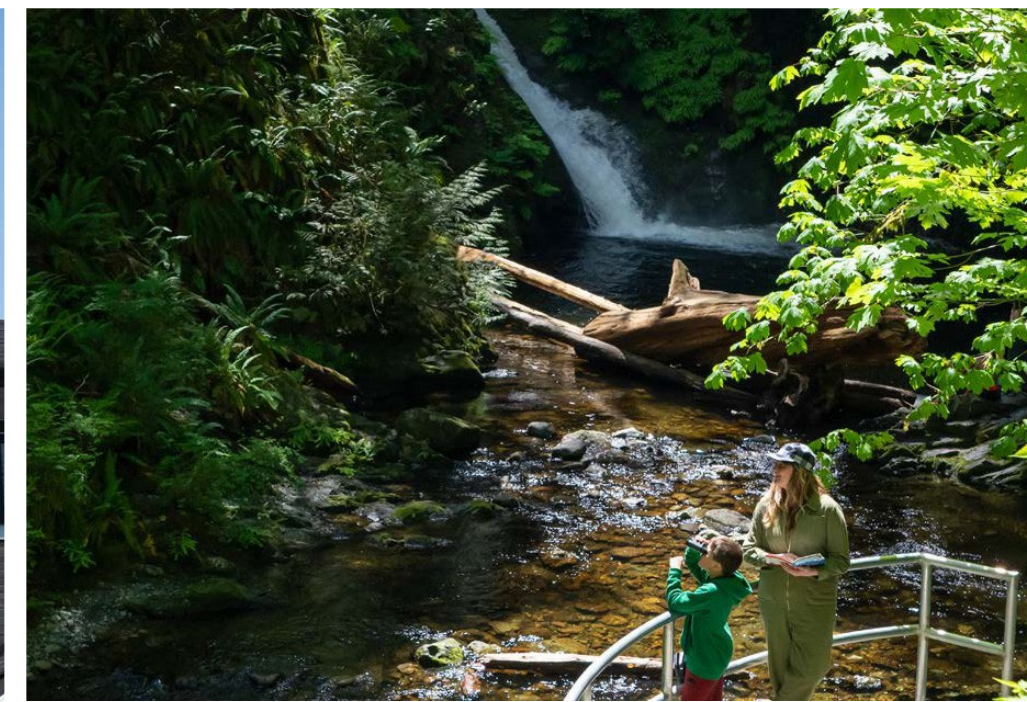
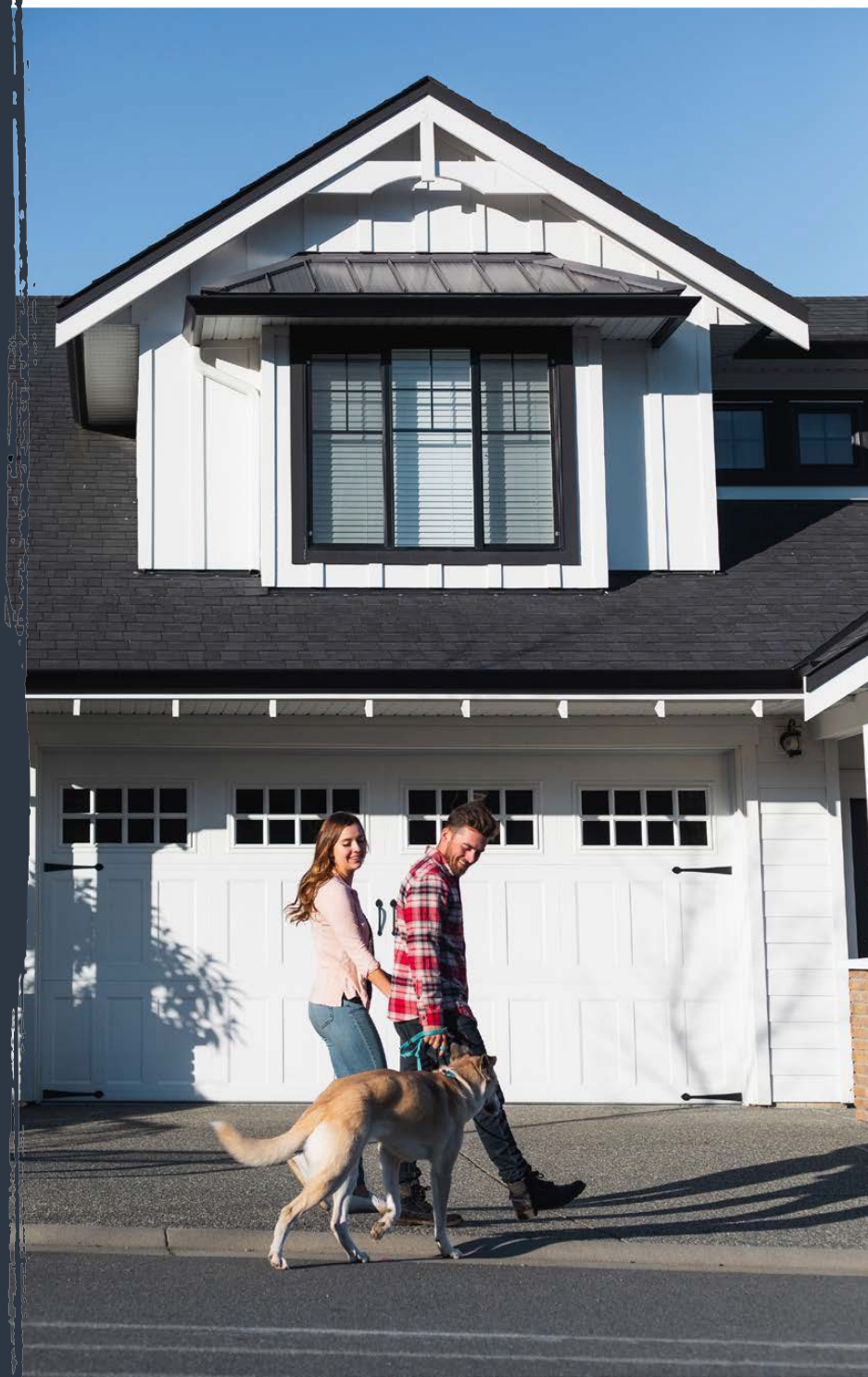


2024 Budget Presentation

Westhills YMCA/YWCA

CITY OF
Langford



Westhills YMCA/YWCA

In the spring of 2023, Council passed a resolution with respect to the YMCA that had two key elements:

- Direct staff to assess and compare the governance and operating structure of the YMCA at the Recreation Centre to other comparable facilities in the region to determine the most suitable governance and operating structure that would provide the greatest level of service at the lowest cost for Langford residents going forward; and
- Direct staff to enter into negotiations with Westhills for the potential purchase of the Rec Centre.

Westhills YMCA/YWCA

Central to this resolution and critical to negotiations with Westhills is the need for a business case that looks at all possible scenarios, including:

- Continuing to lease from Westhills with YMCA-YWCA as the operator
- Continuing to lease from Westhills with a different third-party operator
- Purchasing the building with the YMCA-YWCA as the operator
- Purchasing the building with a different third-party operator
- Purchasing the building with the City operating directly

Westhills YMCA/YWCA

From a financial perspective, the business case will assess for all five options:

- Purchase costs
- Lifecycle costs of the building
- Ongoing annual contribution (rent and/or operations)

From an operating and service level perspective, the business case will evaluate the current model (YMCA) compared to the other options noted above.

Westhills YMCA/YWCA

- The City anticipates that the business case will be completed by Q2 of 2024.
- Once the business case has been finalized, the City will endeavour to publicly bring forward as much information as possible, recognizing that the City has to balance the interest of the public while respecting the business interests of both Westhills and the YMCA.
- At this time, given that the business case is not yet complete, and considering all land acquisition matters are in camera (as per the Community Charter), the City is not able to release any further information above what is included in these slides.

Westhills YMCA/YWCA

- Regardless of whether the ultimate decision is made to purchase the YMCA building, the additional taxes collected for the purpose of the potential purchase of the YMCA building and Asset Management funding, the funds will be used for one of these two purposes.
- Regardless of whether the funding for asset management is initially collected to debt service the potential purchase of the YMCA building or not, the City has over \$600M in assets and needs to be putting funding aside for asset management and asset replacement in relation to these assets.
- Therefore, staff recommend keeping the 1.75% within the tax increase.