

Brock House Society - Renewal of Agreement

Recommendations

1. That the Board enter into an Operating Agreement with the Brock House Society for a term of ten years from Feb. 01, 2003 to January 31, 2013.
2. That once the form of the agreement has been approved by the General Manager and the Director of legal Services, that the General Manager be authorized to execute the document on behalf of the Board.

Background:

The Brock House Society was first granted a lease for the operation of Brock House as an Activity Centre for Seniors in 1977. It is this year celebrating its 25th Anniversary. More than 2400 seniors coming from all areas of Vancouver, are members of the Society.

Brock House also has a food service facility that supports Seniors' programming during the day and serves as a restaurant open to the public in the evening and on weekends. Funds from this operation help support the activities and events at the Seniors' Centre.. The Society has contracted an operator for the restaurant since 1978.

The Society's previous agreement was in the form of a lease with the Park Board. However the Law Department has advised the Board that an Operating Agreement is the most appropriate legal vehicle to support both the Board and the Society's interests. Under the agreement the Society is responsible for complete operation and maintenance of the facility.

The Society has continued to expand the programs, activities and events for seniors at Brock House while at the same time they have continued to enhance this heritage structure. In 1982, the Park Board took over the maintenance of the grounds around the building.

Discussion:

The Brock House Society has a long standing commitment to providing quality seniors' activities for the community. Their members continue to support the ongoing restoration and upgrading of this heritage facility as well as the programming at no cost to the Park Board.

The request from the Society for an agreement for another ten years will allow the Society to be confident in its tenure at the site and it will allow them to plan for larger scale maintenance projects over the length of the agreement.

The Board has had a positive relationship with the Society and its staff over the organization's

life and are confident in their capabilities to manage and operate the Brock House for seniors in Vancouver.

The agreement will include terms and conditions similar to those in the previous lease such as:

- the length of the agreement
- the rental fee of \$1.00 per year
- the use of the facility as an activity centre for seniors
- insurance and indemnification requirements
- responsibilities of the Society to maintain, repair and pay all operating costs for the facility
- the ability to use the facility for a food service operation
- termination of the agreement in the event of various situations such as bankruptcy, destruction of the facility etc.

Staff are recommending that the Board enter into a ten year operating agreement with the Brock House Society from February 1, 2003 until January 31, 2013.

Summary:

The Brock House Society has had an agreement with the Park Board to operate and maintain the Brock House as a Senior's Activity Centre for the last twenty five years. The current agreement expires on February 1, 2003. The Society has fulfilled its mandate successfully and the program continues to support seniors in Vancouver.

Staff are recommending that the Board approve a ten year agreement with the Brock House Society with similar terms and conditions to the previous lease agreement.