

## **President / Chairman's Report - AGM - October 12, 2021**

Welcome to the 65th Annual General Meeting of the Millican Ogden Community Association.

This will be my last meeting as President of MOCA. Our Bylaws have term limitations and since I have served in this position for 8 years now, my term is up. Next Tuesday the new Board elected tonight will elect a new Executive. I do plan to allow my name to stand but just as a Board member and will serve in a much-reduced capacity. I hope to still stay involved in a few files that I have a great deal of time invested into, that remain unfinished.

This past couple of years have taken an enormous toll on this community association. 2019 was the year of the roof support problem at the arena which effectively shut that facility down for almost a full season. 2020 and this year was the horrible Coronavirus, which has had an impact on our entire operations. Everyone from all levels has experienced the impacts of COVID-19 from the new rules, and restrictions for our quality of life, and our Association's ability to generate revenue, and there were times when we had to lay off staff. It is very difficult to predict what our new normal will look like, but let's hope things do not get worse, before they get better.

Regardless, COVID-19 has impacted our business and our customers. Our AGM is October, but our financial year is June 1 to May 30, and you will see in our financial report in a few minutes how our revenues and operating costs during the 2020 – 2021 fiscal year have been impacted. We are now in the 2021 – 2022 fiscal year and we are back in business, but there is no doubt that we feel the lingering impact of the COVID crisis on our revenues.

Also impacted is our plan to move forward with our hall expansion project which we are now approaching our 5<sup>th</sup> year of preparation. We keep running into roadblocks and extra costs, and now COVID, and it is frustrating. Most of the staff at the City are now working from home and that has slowed things, likewise, it has been slow getting the engineering documents that we have needed. As I have mentioned before, the building is now well over 60 years old and in need of some lifecycle improvements. But to simply do those lifecycle improvements still leaves us with old building. Luckily MOCA received a substantial gift from the

Ogden Legion Branch 154 when the Branch was formally terminated a few years ago, and we are using those funds as their legacy to provide the seed money to initiate these planned building improvements. The plans for our project are currently undergoing the required reviews by the City and we are close to being able to apply for the Building Permit. We have also requested extensions from our grant providers as the full financing is critical be able to complete the work. With any luck we can complete the project next year.

We were finally able to complete the work with various City staff on the rewriting of our two Licence of Occupation Agreements, or leases, on the City land on which we operate. We have two Agreements, one is the area where the community hall and the arena are located, and other is that area west of the arena where the bantam football clubhouse is located. It all started about 5 years ago because of some minor boundary changes that were required, but the City would not just change the one page in the document that described the boundaries, but rather they demanded entire new agreements. That opened everything up and we have been in discussion about clarification of other clauses ever since. The signing of those documents is now complete, and we are just waiting for the City to return the signature page with their signatures.

However, we now need to draft a new Sub-Lease Agreement with Calgary Bantam Football Association and the Calgary Stampeders Bantam Football Club based on the new wordings in the new City Lease Agreement. This unfortunately will become a very difficult task because we simply do not have the resources to contract that work out.

One of my favorite sayings is this – “for as big as this City is, it will never be this small again”. I say that because we can continue to expect the Green Line to come through the community at some point in the future. However a person feels about the Green Line, and the route that has been chosen, Phase I has been approved, and they keep telling us that at some point we will see some evidence of that Phase I construction here in the southeast, which, as you know, will run from about 16<sup>th</sup> Avenue on Centre Street North, through the downtown, and south to about 126<sup>th</sup> Avenue, which is just north of the commercial district on 130<sup>th</sup> Avenue and Deerfoot. There is no question that the people who really need the LRT service are located in the extreme north end of the city, and the extreme

south, and while this first Phase of the system will not reach either of them, still the entire system will be needed at some point in the future. I know there is some question about how this COVID pandemic will impact the working world in the future in terms of those who will continue to work from home, but another comment that I used to make back in my City days, is that “this City must be ready for itself as it grows”, and an improved public transit system is part of that. And my point here is that there has been tremendous growth of the City to the southeast, with many new communities and a huge population in those new communities, and that highlights why I say that we, here in Millican, Ogden, Lynnwood, have become a victim of that growth. Unfortunately, to get to them with an LRT system, they must come through us. It will be short term pain for sure, particularly during the years of construction, but hopefully there will be long term gain at the end. We do expect to see some benefits from the system, not the least of which is the access to the system, but we also expect to see some interest by investors and developers in new office, commercial, and residential projects, particularly along Ogden Road near the 72<sup>nd</sup> Avenue Station. There are a couple of major preliminary projects that we have been expecting, and I know that COVID and other issues have caused some of the delays, but I am referring to the upgrades to Millican Road and the hill, and the 78<sup>th</sup> Avenue underpass, which is going to be very disruptive to those who live near there when that work starts. And the potential reconstruction of Ogden Road to create room for the future LRT tracks. We don't have any timeline for when construction will start on these, but they are critical to the Green Line project, and so they will be done at some point.

We will continue to produce an electronic newsletter each month, and if we have an e-mail address for you, it will arrive in your home, or place of business, automatically. Otherwise, it is also available on the MOCA website, and our social media sites. Again, we would encourage you to provide us with your e-mail address and you can be kept informed of the happenings in the neighbourhood.

The Southeast Calgary Community Resource Centre for which MOCA is the official agent and operator, continues to be an area of operations that we are extremely proud of. Yes, it is an agency that provides a number of programs and services to that area of the population that require higher needs. It serves not

only the Ogden area, but well beyond, and in fact, the entire service area includes about 47 plus communities in the southeast corner of the city. They are always looking for donations of clothing and other small household items, so with all due respect to the many other agencies out there who are also doing a great job, please think of the local Resource Centre for your donations. They are always looking for men's clothing as us guys tend to wear stuff till it practically falls off, but if you have things in your closet that you have not worn for a while and it is still in good shape, please think of the Resource Centre. And as we approach the colder weather, this becomes even more important. They do a great job there and provide a very needed service. Our Resource Centre Manager, Lynn Mutch, will provide a brief presentation shortly.

And by the way, one issue that remains outstanding is our Exclusive Use Agreement, or lease, with Calgary Housing Company on the building that we occupy. It is a City owned building managed by Calgary Housing and we hold an Agreement to occupy it for the purpose of providing social programs to needy individuals and families. We are currently in negotiations to finalize the terms of that Agreement.

To summarize, as you might know, MOCA, by default, is essentially a facility operator, and as such, we own and operate the Community Hall, and we are the manager and operator of the City owned Jack Setters Arena. In addition, we are the governing body and official agent and operator of the Southeast Calgary Community Resource Centre – formally known as the Family Resource Centre. And of course, we are actively involved in the quality-of-life issues like traffic, community planning, bylaw enforcement issues, and others. Going forward, we will continue our work with the City planners on the Green Line issues, the Millican Ogden Local Area Plan, and the South Hill Station Area Plan, as well the many other community quality of life issues that come up from time to time through our Civic Affairs Committee. And of course, to keep the Community Hall Expansion project moving forward.

And so, in closing, I want to explain that I have been so fortunate over the past eight years to have had a great group of Board members and management staff to work with. As I have said many times – when you surround yourself with good people, good things happen. I want to express my personal thanks to each and

every one of the current Board members and our management staff for their dedication to the community, for their various contributions, and specifically for their commitment to the Millican Ogden Community Association.

And, as I have always said when I sign off, I would be remiss if I did not mention a vote of gratitude to the families of the Board members and volunteers, and even the staff. Board members, and in fact all volunteers and our senior staff, often spend time away from home for meetings, or projects, and sometimes they are even working on community matters while at home. Without the support of the families, the commitment of giving back to the community may not be possible. Thank you to the families.

Again, it has been my pleasure to serve on MOCA's Board, and particularly to have served as your President over the past eight years. There is much yet to do, and I look forward to continuing to provide input where I can. I wish the new Executive the very best of luck in achieving the goals that they will set for themselves.

Thank you.

Rick Smith

President, Millican Ogden Community Association