Report - Standing Policy Committee on Property and Development - September 30, 2003

Item No. 17 Modified Facility Use Agreement with the Aquatic Hall of Fame and Museum of Canada Inc. - Lease to The Winnipeg School Division (Kelvin High School) of classroom space within the Pan Am Pool Building
File FI-2.3(32)

STANDING COMMITTEE RECOMMENDATION:

On October 15, 2003, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, and submits the following to Council:

1. That the strategy to deal with the Aquatic Hall of Fame and Museum of Canada Inc. request, pertaining to the use of the Workroom, establishment of a museum and transfer of artifacts to the City, be approved in accordance with the terms and conditions outlined in the report dated September 26, 2003, from the Director of Planning, Property and Development.

2. That the scope of work for the development be limited to the construction of the Poseidon Room and that the terms and conditions of the proposed Modified Facility Use Agreement with the Aquatic Hall of Fame and Museum of Canada Inc. for the Poseidon Room, be approved in accordance with the terms and conditions outlined in the report dated September 26, 2003, from the Director of Planning, Property and Development.

3. That the terms of a lease agreement between the City and the Winnipeg School Division for the use of space as a classroom in the Aquatic Hall of Fame at the Pan Am Pool be approved, and the Director of Planning, Property and Development authorized to further negotiate with the Winnipeg School Division with respect to payment of the City's required fees and charges in the amount of $5,344.00, plus GST, to determine whether there may be a potential to offset all or part of the rent payable under the lease agreement against the City's other payments (use of School Division Facilities by the City) to the Winnipeg School Division.

4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Pursuant to Section 205(2) of The City of Winnipeg Charter, land owned or acquired by the City for park or cemetery purposes requires approval by two-thirds of all Members of Council.

Report - Standing Policy Committee on Property and Development - September 30, 2003

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 15, 2003, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 30, 2003, the Standing Policy Committee on Property and Development concurred in the administrative recommendation, with the following amendment, namely:

- Delete Recommendation No. 3 in its entirety and substitute the following:

    3. That the terms of a lease agreement between the City and the Winnipeg School Division for the use of space as a classroom in the Aquatic Hall of Fame at the Pan Am Pool be approved, and the Director of Planning, Property and Development authorized to further negotiate with the Winnipeg School Division with respect to payment of the City's required fees and charges in the amount of $5,344.00, plus GST, to determine whether there may be a potential to offset all or part of the rent payable under the lease agreement against the City's other payments (use of School Division Facilities by the City) to the Winnipeg School Division.

and submitted the matter to Executive Policy Committee and Council.

Re: **Proposed Modified Facility Use Agreement with the Aquatic Hall of Fame and Museum of Canada Inc. and Proposed Lease To Winnipeg School Division (Kelvin High School) Classroom Space within the Pan Am Pool Building**
City Centre Community
River Heights Ward

For submission to: **Standing Policy Committee on Property and Development**

Original report signed by: **Director of Planning, Property and Development**

Report date: **September 26, 2003**

Recommendation(s):

1. That the Administration's proposed strategy to deal with the Aquatic Hall of Fame and Museum of Canada Inc. request, pertaining to the use of the Workroom, establishment of a museum and transfer of artifacts to the City, be approved as referenced herein.

2. That the scope of work for the development be limited to the construction of the Poseidon Room and that the terms and conditions of the proposed Modified Facility Use Agreement with the Aquatic Hall of Fame and Museum of Canada Inc. as referenced herein for the Poseidon Room, be approved.

3. That the proposed terms of a lease agreement between the City and the Winnipeg School Division in accordance with the terms and conditions as referenced herein for the use of space as a classroom, be approved.

4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REPORT SUMMARY

Key Issues:

- In 2002, Council approved agreements with the Winnipeg School Division and the Winnipeg Lawn Bowls Club to occupy portions of the Pan Am Pool within the expansion area at the west end of the facility.

- In December 2002, Council approved a proposal from the Aquatic Hall of Fame and Museum of Canada Inc. (hereinafter referred to as AHFM) to construct the Poseidon Room located within the expansion area at the west end of the facility and occupy same subject to the AHFM entering into a Facility Use Agreement.

- The Administration subsequently met with the AHFM and was advised that the AHFM not only wished to construct and occupy the Poseidon Room but also wished to construct and occupy the Workroom and Gallery areas and establish a "museum" and transfer ownership of certain artifacts to the City.

- The Administration cannot perform the necessary evaluation and associated due diligence pertaining to the AHFM's long term vision of the establishment of a museum, the associated transfer of artifacts pending receipt of the AHFM' business plan and the performance of other internal reviews, etc. As such, it is premature to negotiate terms and conditions of an agreement for the proposed use at this time.

- The Administration is recommending that, in the first instance, the AHFM be authorized to perform the construction of the Poseidon Room only and that the proposed additional construction of the Workroom and installation of gallery flooring be considered at such time as the business plan is submitted.

- The Administration is recommending that a Modified Facility Use Agreement be approved with the AHFM to enable its use and occupancy of the Poseidon Room only. This is in compliance with the Dec. 2002 Council direction.

- The Administration will continue to review and evaluate the AHFM vision to establish the proposed museum, transfer ownership of the artifacts to the City, etc. in accordance with the strategy as discussed herein, and report back to Council accordingly.

- The Winnipeg School Division has advised that its pilot program in the school year 2002/2003 has been a success. Accordingly, the Winnipeg School Division has requested that it be permitted to continue to lease the classroom for a further five-year period. The Administration supports the proposed five-year use by the Winnipeg School Division for a classroom subject to the payment of the requested rental fee. The Winnipeg School Division will also be responsible to perform and pay for the relocation of the classroom.

- This report recommends that a lease with the Winnipeg School Division be approved, subject to a cancellation clause that will enable the City to terminate the lease in the event that it requires the space for any reason. In view of the proposed development and use of the Poseidon Room by the AHFM, it is necessary that the school use be relocated into the Workroom space. The AHFM has indicated that this is acceptable to them.

- The Administration is committed to the accommodation of the Winnipeg Lawn Bowls Club within the Pan Am Pool Expansion area. Therefore the proposed works will take into consideration this use.

- This report illustrates that the Administration can accommodate the immediate requirements of the AHFM to construct the Poseidon Room, while facilitating the ongoing use by the Winnipeg School Division and Winnipeg Lawn Bowls Club.

IMPLICATIONS OF THE RECOMMENDATION(S):

GENERAL IMPLICATIONS:

	None
X	For the organization overall and/or for other departments
X	For the community and/or organizations external to the City of Winnipeg
	Involves a multi-year contract

Comment(s):

The recommendations as proposed herein will enable the construction of the Poseidon Room. Further review and discussion related to the Museum proposal is required. The strategy as recommended herein will enable the continued use of portions of the Pan Am Pool facility by the AHFM, Winnipeg School Division and the Winnipeg Lawn Bowls Club.

POLICY IMPLICATIONS:

X	No
	Yes

Comment(s):

-

ENVIRONMENTAL IMPLICATIONS:

X	No
	Yes

Comment(s):

-

HUMAN RESOURCES IMPLICATIONS:

X	No
	Yes

Comment(s):

-

FINANCIAL IMPLICATIONS:

X	Within approved current and/or capital budget
	Current and/or capital budget adjustment required

Comment(s):

- Incremental revenue vests with the Community Services Department.

REASON FOR THE REPORT:

By this report, the Administration is seeking Council approval of the proposed terms and conditions of a Modified Facility Use Agreement with the AHFM for the Poseidon Room, and the proposed new lease agreement with the Winnipeg School Division.

HISTORY:

At its meeting held on June 24, 1998, Council approved a proposal to construct a building extension on to the west end of the Pan Am Pool facility to accommodate the Aquatic Hall of Fame and Museum of Canada Inc.

At its meeting held on June 19, 2002, Council approved an agreement with the Winnipeg School Division to construct and occupy a temporary classroom within the addition to the west end of the Pan Am Pool Building. That lease expired on July 1, 2003.

At its meeting held on July 17, 2002, Council approved a request to accommodate the Winnipeg Indoor Lawn Bowls Club within the expansion to the west end of the Pan Am Pool Building.

At its meeting held on December 11, 2002, Council approved a request from the AHFM to develop the Poseidon Room and requested the Chief Administrative Officer to negotiate a Facility Use Agreement for the project.

DISCUSSION:

1. Proposed Strategy To Evaluate the Aquatic Hall of Fame Proposal: To Establish a Hall of Fame and Museum in the Pan Am Pool Building and Transfer of Ownership of Artifacts to the City

At its meeting held on December 11, 2002, Council approved a proposal from the AHFM to develop the Poseidon Room within the Pan Am Pool addition at an estimated cost of $110,000 and requested the CAO to negotiate a Facility Use Agreement to facilitate this project as shown on the attached Misc. Plan No. 11927.

After meeting with the AHFM to discuss the construction of the Poseidon Room, it became apparent to the Administration that the group wished to undertake substantially more then what was authorized by the aforementioned Council directive.

The AHFM Proposal:

1) To construct the Poseidon Room, and further construct/develop the North, Central and South Galleries and the Workroom, as shown on the attached Misc. Plan No. 11927/2 within the $110,000.00 budget;

2) To develop and operate an Aquatic Museum to showcase aquatic achievements in Canada. The Museum would: display swimming artifacts; develop museum programs and tours; engage a museum curator; provide a meeting room for use by aquatic sports groups; and, establish an area for hosting national and international aquatic events, etc;

3) To transfer ownership of the Swimming Memorabilia and Artwork Collection to the City; and,

4) To request the City to fund a Curator Position.

The Administration's proposed strategy in response to the above requests is as follows:

1) Additional proposed construction and development:

The Public Works, Community Services and Planning, Property and Development Departments have no objection to the construction of the Poseidon Room, subject to the approval of detailed plans and specifications. The Public Works Department and the Zoning and Permits Branch have examined the plans and specifications and are prepared to issue a building permit.

The Administration herein recommends that the AHFM's proposed additional development of the Workroom and gallery flooring installation be deferred until such time as a business plan is submitted and considered by the City.

2) Establishment and Operation of a Museum:

With respect to the development and operation of an Aquatic Museum, the administration advises that the AHFM proposal requires considerable further research and clarification to determine the operational and financial impacts upon the various departments involved (i.e. Public Works, Community Services, Planning, Property and Development). While much of this work has been accomplished there continues to be outstanding issues of significance to be clarified between the various impacted departments. The City also requires confirmation that the AHFM has the ability to perform and sustain the proposed development. Also, there are financial and legal issues associated with the matter of ownership of the artifacts, which require further clarification.

The Administration herein proposes that the AHFM be requested to first submit to the City within nine months a comprehensive business plan for its proposed use and occupancy as a basis

for evaluating the feasibility of developing and establishing an Aquatic Museum. This would provide the basis for the Administration to determine the viability and impacts upon the City and for negotiating an agreement to facilitate same.

The comprehensive results will be reported on back to Council, upon completion of the Administration evaluation and due diligence process.

3) Transfer of Artifact Collection to the City:

There is a Collection of swimming artifacts and memorabilia located within the Pan Am Pool facility that has been collected and on display since 1967. The Collection is displayed within various wall and floor mounted cases inside the Pan Am Pool building. The AHFM have estimated the value of the "Collection" at $4.0 million.

The AHFM is proposing to transfer the ownership of these Artifacts to the City. The transfer of ownership of these artifacts would require the verification of value, inter-Departmental settling of issues associated to maintenance, insurance, legal and financial implications, etc.

Prior to being in a position to provide Council with a comprehensive evaluation of the proposal, certain issues need to be investigated that pertain to:

- insurance (the AHFM has requested the City to obtain the necessary insurance coverage for the "Collection"/what are the cost and legal implications);

- valuation (the AHFM has recently provided a letter supporting their estimate of value for the Collection);

- transfer terms (the AHFM has drafted a proposed "Bill Of Sale" which requests a reversionary option, in the event that the Museum is not operated, whereby ownership of the Collection would revert back to the AHFM);

- maintenance (the City will need to identify guidelines for the maintenance of the collection and determine who is responsible for its control);

- display methods (the City needs to research the proper display and preservation methods for the artifacts and the associated costs).

The Administration herein recommends that these issues be further researched and clarified for inclusion in its report back to Council, upon completion of the Administration evaluation and due diligence process.

4) Curator Position

The AHFM has requested the City to fund a Curator position as part of their proposal to establish an Aquatic Museum. The AHFM indicate that the former Mayor Juba made a commitment to

provide funding for the position as part of the 1967 negotiations to construct the Pan Am Pool upon the receipt of a request from the AHFM.

The Administration herein recommends that these issues be further researched and clarified for inclusion in its report back to Council, upon completion of the Administration evaluation and due diligence process.

2. Proposed Modified Facility Use Agreement:

During the negotiation process with the AHFM over the past months, the Administration was attempting to negotiate the terms and conditions of an agreement to simultaneously deal with all of the matters related to the AHFM proposal. However, due to the complexity of the associated issues, in July the Administration determined it would be best to simplify the matter by dealing only with the proposed construction component and the occupancy of the Poseidon Room.

The Administration is herein recommending the approval of the construction of the Poseidon Room only and for the use of and occupancy of the Poseidon Room by the AHFM, which will be subject to the following terms and conditions for a modified facility use agreement:

User:	Aquatic Hall of Fame and Museum of Canada Inc.
Location:	Poseidon Room;
Fee:	$1.00. plus GST;
Term:	Annual;
Termination:	90 days notice;

User Responsibilities: To provide plans and specifications for the proposed Poseidon Room and forms of construction contracts in a form acceptable to the City Solicitor; to provide confirmation of construction funding; to provide liability insurance and indemnification; to provide furnishings for the Poseidon Room;

City Responsibilities: Maintenance, Cleaning, Utilities, and Building Security, Room Bookings.

3. Proposed New Lease with the Winnipeg School Division for Classroom Use:

At its meeting held on June 19, 2002, Council approved an agreement with the Winnipeg School Division to construct and occupy a temporary classroom within the addition to the west end of the Pan Am Pool Building (area where the Poseidon Room is to be constructed). That lease expired on July 1, 2003.

By letter dated April 16, 2003, a copy of which is attached as Appendix “A”, the Winnipeg School Division advised that the pilot project was very successful and that it would like to enter into a further lease agreement for a period of five years. The Administration has reviewed the request and supports the initiative. However, there are several implementation matters that require discussion.

(i) <u>Rental Fee:</u>

Currently, the Winnipeg School Division pays $1.00 as a Rental Fee for the classroom space and does not pay any fees and charges for the students' use of the amenities at the Pan Am Pool. The amenities were provided through a Letter of Understanding between the Community Services Department and the Winnipeg School Division. Access to the facility was provided free to the participants who were engaged in school instructional, interscholastic and/or intramural programs as part of their curriculum.

The Community Services Department advises that it requires a rental fee for the use of the Classroom. The fees and charges are estimated at $5,344.00/school year plus GST and are in accord with the Community Services Department fees and charges policy.

(ii) Allocation of Space:

The temporary classroom space is currently located in the area to be developed as the Poseidon Room. The AHFM use of the Poseidon Room requires that the classroom space be re-located by the School Division into the area identified as "Winnipeg School Division Temporary Classroom" as shown on the attached Misc. Plan No. 11927. A review of the proposed plan indicates that this relocation is possible. However, it must be recognized that should the proposed future Museum development by AHFM be approved, there may be a requirement of this space for a Curator. The Administration understands that the AHFM does not have any objection to the lease of this space until such time as the space is required for Museum operations, which in its opinion, may be within five years.

This proposed future development creates a complication to the School Division lease term and will require that any proposed lease with the Winnipeg School Division provide for a cancellation clause to enable the City to terminate the lease if and when the space is required.

The Planning, Property and Development and Community Services Departments have concurred in recommending the following proposed terms and conditions of a 5-year lease with the Winnipeg School Division, for approval:

Location:	Shown as "Winnipeg School Division Temporary Classroom" on Misc. Plan 11927
Lessee:	Winnipeg School Division No. 1
Term:	(5) five years commencing September 1, 2003 (subject to adjustment as mutually agreed to)
Cancellation:	(180) One hundred eighty days notice by the City
Zoning:	PR1
Leased Area:	592 sq. ft.
Base Rental:	$5,344.00 plus GST and subject to annual increases in User Fees. (Fees to be pro-rated in the 1st year of the term.)
Realty Taxes:	Exempt
Tenant Responsibilities:	All tenant improvements; restoration on expiry or earlier termination date, if the City directs; relocation and construction of classroom in a manner satisfactory to the

	City; provision of all cleaning, maintenance, equipment, and security associated to the leased area; the use of leased premises shall work around the activities of the Aquatic Hall of Fame and Museum of Canada Inc.; hours of classroom operation limited to when the pool facility is open; liability insurance; MTS and Internet services
Landlord Responsibilities:	All existing building operations, utilities, building security and event scheduling, provision of access to the Pan Am Pool Amenities for up to (25) students and approval of design.

The Community Services Department determined the proposed rental rate in accordance with the Council approved "Fees and Charges Policy" for non-profit use of rooms within recreation facilities (1-1,000 sq ft). This is calculated by multiplying the number of school days (200) times 4 hours per day times $6.68/ hour which equals $5,344.00 plus GST. The Community Services Department recommends that the proposed rent be approved in accordance with the Council approved fees and charges.

By letter in early July, 2003, the Winnipeg School Division provided the Planning, Property and Development Department with a written response to the above proposed terms and conditions of lease. The Winnipeg School Division agreed to the proposed terms and conditions of lease, excepting the rental rate. They are prepared to pay $2,000.00 per year for the use of the classroom space.

The Administration has reviewed the response and is of the opinion that although the satellite program is very beneficial, the School Division should pay the proposed rental rate of $5,344.00 per year. The Winnipeg School Division has not responded back to the City as at the date of this writing. Therefore, the Administration is herein recommending that the aforementioned proposed terms and conditions of lease be approved, with the proposed rent rate remaining at $5,344.00, plus GST.

As an alternative to resolving the issue of payment of the City's required fees and charges in the amount of $5,344.00, plus GST, there may be a potential to offset all or part of the rent payable under the proposed lease agreement against the City's payment to the Winnipeg School Division.

The recommendations made in this report will accommodate the immediate requirements of the AHFM to construct the Poseidon Room, while facilitating the ongoing use by the Winnipeg School Division and ongoing use by the Winnipeg Lawn Bowls Club.

Financial Impact Statement

Date: September 17, 2003

Project Name:

First Year of Program 2003

Proposed Lease To Winnipeg School Division - Classroom Space in the Pan Am Pool Building

	2003	2004	2005	2006	2007
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
External	-	-	-	-	-
Grants (Identify)	-	-	-	-	-
Reserves, Equity, Surplus, Other	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 30,900	$ 30,900	$ 30,900	$ 30,900	$ 30,900
Less: Incremental Revenue/Recovery	1,856	6,384	6,384	6,384	6,384
Net Cost/(Benefit)	$ 29,044	$ 24,516	$ 24,516	$ 24,516	$ 24,516
Less: Existing Budget Amounts	30,380	29,860	29,860	29,860	29,860
Net Budget Adjustment Required	$ (1,336)	$ (5,344)	$ (5,344)	$ (5,344)	$ (5,344)

Additional Comments:

The direct operating expenses for the addition were estimated at $30,000.00 plus GST of $900.00 In 2003 rent is prorated (three months for the Winnipeg School Division lease - $1,336.00 plus $520.00 for the Lawn Bowls Club). In subsequent years user fees are based upon $5,344.00, plus GST (User Fee from Wpg School Division) plus $1,040.00 from the Winnipeg Lawn Bowls Club. These user fees are collected by the Community Services Department.

"Original signed by"
Gord Courage, Manager
Support Services Division

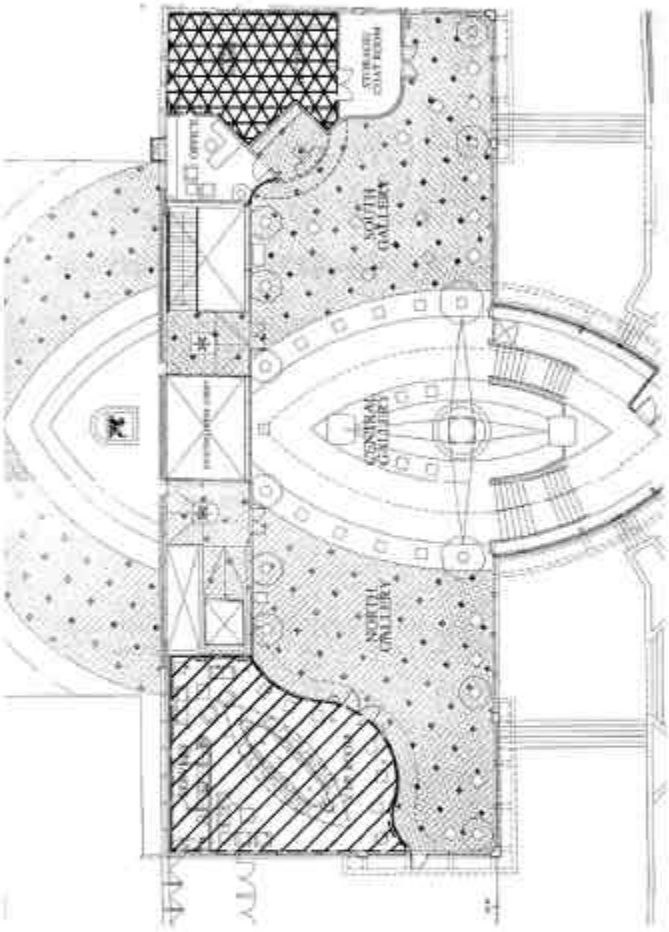
IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

Community Services Department, with respect to the proposed development and use agreements with the AHFM and Winnipeg School Division, as well as the strategy to further evaluate the AHFM proposed use and occupancy of the Workroom.
Public Works Department, with respect to the proposed development in the Pan Am building.

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Real Estate
Prepared by: D. Armstrong
PPD File #: 2320/A

Document name: o:\reports directive\real estate\leasing\(sp)Pan-Am Classroom Lease to Wpg School Division.doc



Pan-Am Pool Gallery

Winnipeg School Division Temporary Classroom (size/square footage to be inserted)

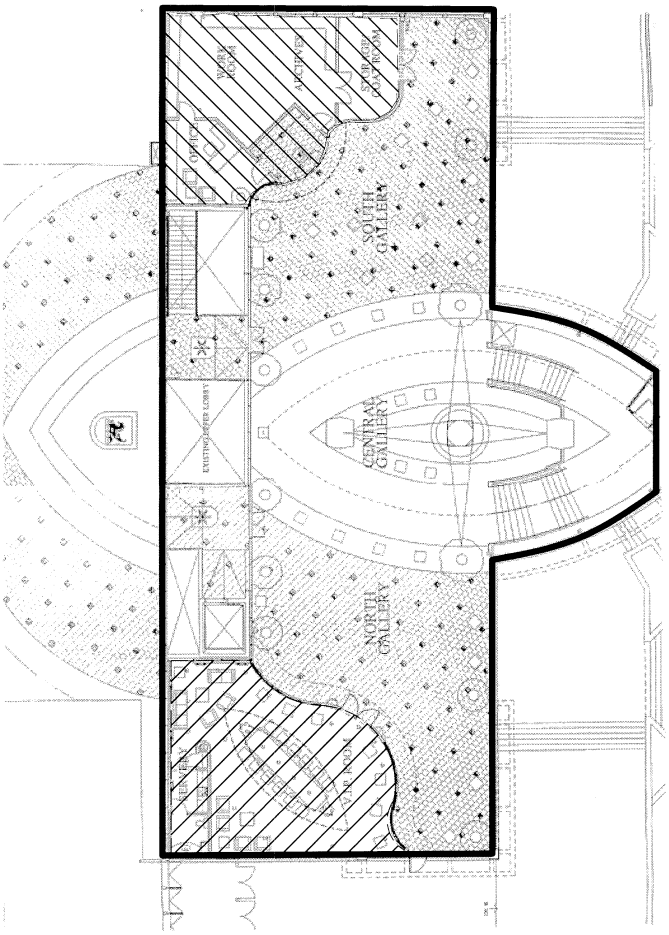
Poseidon Room (size/square footage to be inserted)

Date: 2003-JUN-05
District: CC
File: 2320A V4
Scale: Not to Scale

NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only.
No warranty is expressed or implied regarding the accuracy of such information.

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 11927



Pan-Am Pool Gallery

Addition to Pan-Am Pool Building in 1998

Poseidon Room

Work Room

Date: 2003-JUN-20
District: CC
File: 2320/A V4
Scale: Not to Scale

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CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 11927/2

Kelvin High School

155 Kingsway, Winnipeg, MB, R3M 0G3
Phone: (204) 474-1492 Fax: (204) 453-2116

Mr. G. Eliasson
Principal

Mr. J. Furtado
Vice - Principal

Ms. C. Graham
Acting Vice - Principal

April 16, 2003

RE: Shared Use Agreement

Mr. Don Armstrong
Senior Negotiator, Property Management and Sales
City of Winnipeg
Planning, Property and Development Department
Planning, Property and Development is located at:
3rd Floor, 65 Garry St., R3C 4K4

Dear Mr. Armstrong:

The City of Winnipeg and Winnipeg School Division (WSD) entered a shared use agreement of the Aquatic Hall of Fame in September 2002. This agreement is in effect until June 2003. With the success of this past year's experience, we are requesting a five-year extension to our joint-use agreement.

Our original agreement was put in place as Kelvin High School's Satellite Program was being displaced from their Sir William Osler School site. This innovative pilot program was established in October 2001 to meet the needs of students who are unable to cope within a regular school setting, and who are at high risk of not graduating from high school. To date, users of the program have included an eclectic mix of students that would not have been in school without the personalized atmosphere and individualized programming that we can offer them. Our program attracts students from all over the city who cannot be accommodated within the rigid timetabling structures of a regular high school. It provides unique support services for students requiring help with personal difficulties, learning disabilities, and independent living arrangements. Academic courses that are offered lead to a high school leaving diploma and a university/college entrance diploma. Our students vary from those with outside commitments such as music, sports, or full-time work, to

those with chronic illnesses. Many issues cause disruptions in their schooling, but our ability to allow for continuous progress and the flexibility to continue courses over semester changes, ensure that students do not lose the hard work they have invested in their learning.

The Kelvin High School Satellite program was extremely successful during its pilot year. Unfortunately, our original location was temporarily re-designated to house Wolseley School, as of September 2002. When we learned of this change, we began an earnest search for a new home. The nearby Pan Am facility seemed to be a wonderful alternative for our program. Approval for the relocation was granted, and we began planning for the move. With the City of Winnipeg's generous permission, the Winnipeg School Division constructed a computer lab to accommodate our program within the Aquatic Hall of Fame.

The opportunity to be stationed within the Aquatic Hall of Fame has many benefits for our students as well as for the community. The site is easy for our students to reach by bus, and with the open boundaries for Winnipeg School Division Schools, we have attracted students from all over the city. The facility is inviting, with natural light flooding the spacious second floor museum; the space allows for both independent and group work. A recent petition, signed by users of the Pan Am facility, attests to the fact that the Satellite students have made connections with the community. People who use the track and weight room with our students indicate that they value the students' energy and friendly attitudes. Most significantly, the notorious vandals who have caused on-going damage inside the Aquatic Hall of Fame and around the building are now less visible, due to the presence of the staff and students of the Satellite Program. One of our students has gained employment in the cafeteria, and several others have had the opportunity to volunteer in the many children's programs.

The opportunity for our students to work out in the weight room and to use the track has provided a huge incentive for many of them to attend school on a daily basis. Research indicates that regular exercise is a vital component for the education of all students. It is particularly important for those students with low self-concept, learning disabilities, and those with ADHD'. Knowing this, and having the facilities available to us within the Pan Am complex, we require that all students who join our program engage in a physical fitness activity each day.

The advantages of being in this facility have proven greater than we could ever have imagined! The art-filled, spacious and bright setting provides an ideal environment conducive to student learning. Our program has flourished and our students have excelled in our new home.

have caused disruptions in their schooling, but our ability to allow for continuous progress and the flexibility to continue courses over semester changes, ensure that students do not lose the hard work they have invested in their learning.

The Kelvin High School Satellite program was extremely successful during its pilot year. Unfortunately, our location was temporarily redesignated to house Wolseley School, as of September 2002. When we learned of this change, we began an earnest search for a new home. The nearby Pan Am facility seemed to be a wonderful alternative for our program. Approval for the relocation was granted, and we began planning for the move. With the City of Winnipeg's generous permission, the Winnipeg School Division constructed a computer lab to accommodate our program within the Aquatic Hall of Fame.

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The opportunity for our students to work out in the weight room and to use the track has provided a huge incentive for many of them to attend school on a daily basis. Research indicates that regular exercise is a vital component for the education of all students. It is particularly important for those students with low-self-concept, learning disabilities, and those with ADHD[i]. This knowledge and the available facilities within the Pan Am complex have enabled us to require that all students who join our program engage in a physical fitness activity each day.

The advantages of being in this facility have proven greater than we could ever have imagined. The art-filled, spacious and bright setting provides an ideal environment conducive to student learning. Our program has flourished and our students have excelled in our new home.

At this time, we have no assurance that our original location, at Sir William Osler School, will be available to us in September 2003. This, coupled with the successes experienced this past year at the Pan Am facility, prompts us to request an extension of our one-year joint-use agreement. We would like a five-year extension on our joint-use agreement.

Sincerely,

Glen Eliasson, Principal

Cc:
Mr. Harry Finnigan Director, Planning, Property & Development
Ms. Ursula Stelman Director, Community Services fax:986-3706
Mr. Gerald Mirecki Manager, Community Development & Recreation Services Division
Councillor Dan Vandal Councillor, St. Boniface Ward
Councillor Peter De Smedt Councillor, St. Charles Ward
Councillor Jae Eadie Councillor, St. James-Brooklands Ward
Councillor Mike O'Shaughnessy Councillor, Old Kildonan Ward
Councillor Jenny Gerbasi Councillor, Fort Rouge-East Fort Garry Ward, Chair, Protection & Community Services
Councillor Mike Pagtakhan Councillor, Point Douglas Ward
Member, Protection & Community Services
Councillor Russ Wyatt Councillor, Transcona Ward
Member, Protection & Community Services
Councillor Harvey Smith Councillor, Daniel McIntyre-Ward
Member, Protection & Community Services
Ms. Maxine Clayton, Real Estate Officer
Councillor Garth Steek Councillor, River Heights-Fort Garry Ward
Mr. Bob Wilkes Superintendent, Winnipeg School Division

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[i] "Preliminary evidence also suggests that regular exercise deserves further attention as (a) a singular treatment for some anxiety disorders, for individuals suffering from body image disturbance, and for the reduction of problem behavior of developmentally disabled persons, and (b) an adjunct in treatment programs for schizophrenia, conversion disorder, and alcohol dependence" (abstract from an article in *Professional Psychology: Research and Practice*, Vol. 30, No., 3, p. 275).

"Investigators from the Howard Hughes Medical Institute (HHMI) have found that voluntary running boosts the growth of new nerve cells and improves learning and memory. . . Numerous human studies have shown that exercise increases alertness and helps people to think more clearly.." (©2003 Howard Hughes Medical Institute. http://www.hhmi.org/news/sejnowski.html)