

University Endowment Lands Community Centre Advisory Board

Director's Annual General Meeting

January 15, 2026

In Attendance: Timothy Yeung – Ieləm resident representative

Chris Ho – Ieləm resident representative

Alice Wang – UEL resident representative

Babu Kadiyala – MCC representative

William Emo – UEL admin representative

Guest – Simon Adams from YMCA

Agenda: (m-moved s-seconded)

1. Call to Order 4:04pm

- Welcome and opening remarks
- Confirmation of quorum

2. Adoption of Agenda

- Review agenda
- Motion to adopt agenda
- Moved by / Seconded by WE/CH

3. Approval of Previous Meeting Minutes

- Review minutes from **December 3, 2025 (AGM)**
- Motion to approve minutes
- Moved by / Seconded by BK/CH

4. Updates on Community Centre Operations

- **Status of Operations Agreement with YMCA**
 - Progress since last meeting
 - Confirmation of agreement signing (if completed)
 - Key milestones and timelines
- **Anticipated Opening Timeline**
 - Staffing, equipment procurement, and soft opening considerations

5. YMCA Participation (only *if* available)

- Introduction (if YMCA representatives are available)

- Overview of:
 - Operational vision
 - Programming approach
 - Initial setup and readiness plan
- SA – lots of work to get agreement going and negotiated, significant work to finalize to date.
- Looking to get both legal together to finalize language that is acceptable to both sides.
- Y met with exec team today and were supportive of approach – look for final review next week.
- Weeks away from finalizing.
- BK – next steps?
- SA – work begins to prepare building for opening
 - Timelines for CRM config. 3 months
 - Ordering fitness equip 2-3mo
 - Recruitment 2-3 mo
 - All preparations will begin (marketing, software etc.)
 - Have clear roadmap of what needs to be done
 - Engage with UEL admin on soft opening
- Soft launch
 - Strata groups could have access
 - Really only have one opportunity to promote launch. Window is up to May or in Sept.
 - Risky grand opening June-Aug

- Q&A and discussion
- TY – CRM, equip, etc. is plan/logistics same as before? Any changes from last presentation?
- SA – no indication of different plan (activenet CRM). No material change.
- TY – soft launch scope?
- SA – subject to getting on same page of UEL/CCAB. Soft is servicing the Ielem community primarily.
 - Limited hours, based on need. Limited access to areas and programming.
 - Substantially complete with new equipment.
- AW – thanks for work! Any opportunity for community members? How to promote
- SA – staffing, will want to create volunteer opportunities. Push for job postings.
- AW – CAC is good conduit for information.
- TY – scope include career centre?
- CH – contract to soft opening? 3mo?
- SA – timelines have taken longer than anticipated. 4-5mo ramp up period before soft launch. Several variables. Ramp up phase best case 3mo.
- WE – ramp up and programming phase coordination
- SA – first couple months can provide picture of what may look like. Look to bring on centre manger to guide process and shape programming. After first few months update on process and vision.
- BK – opportunities for MIB?
- SA - make sure to update group when opportunities are available. Share with UEL and MIB.
- TY – opportunity for local students/grads.

6. Advisory Board Discussion & Feedback (could be moved to February meeting)

- Initial reactions to YMCA operating approach
 - Sounds good so far.

- Advisory input on:
 - Programming priorities
 - Community engagement
 - Early-stage considerations

7. Community & Stakeholder Communications

- Update on resident inquiries (e.g., Cedar Walk, West Wind)
- Alignment on consistent messaging to the community
- Discussion on:
 - First-year operating focus
 - Timing for future expansion of board representation (e.g., additional strata)

8. Next Steps & Action Items

- Summary of decisions and follow-ups
- Confirm ownership of action items

9. Next Meeting

- Confirm timing and format for next CCAB meeting
- Wait until signing and more information available
- Tentative timing: post-agreement / early operational phase

10. Adjournment

- Motion to adjourn
- Moved by / Seconded by WE/BK