

Building the Spirit

The **Jerry Forbes Centre for Community Spirit** is a place for people helping people. Imagine a building where over 20 non-profit organizations in Edmonton have a quality, stable, cost efficient home, in a shared location. Within that space, they can collaborate and share resources, knowledge and expertise to improve their services to our community.

The Jerry Forbes Centre is in year six of a proposed 8 year campaign to achieve the goal of building this facility. We are completing year 1 of the newly registered charity, Jerry Forbes Centre Foundation.



Summary of Key Activities – Year Ending August 31, 2013

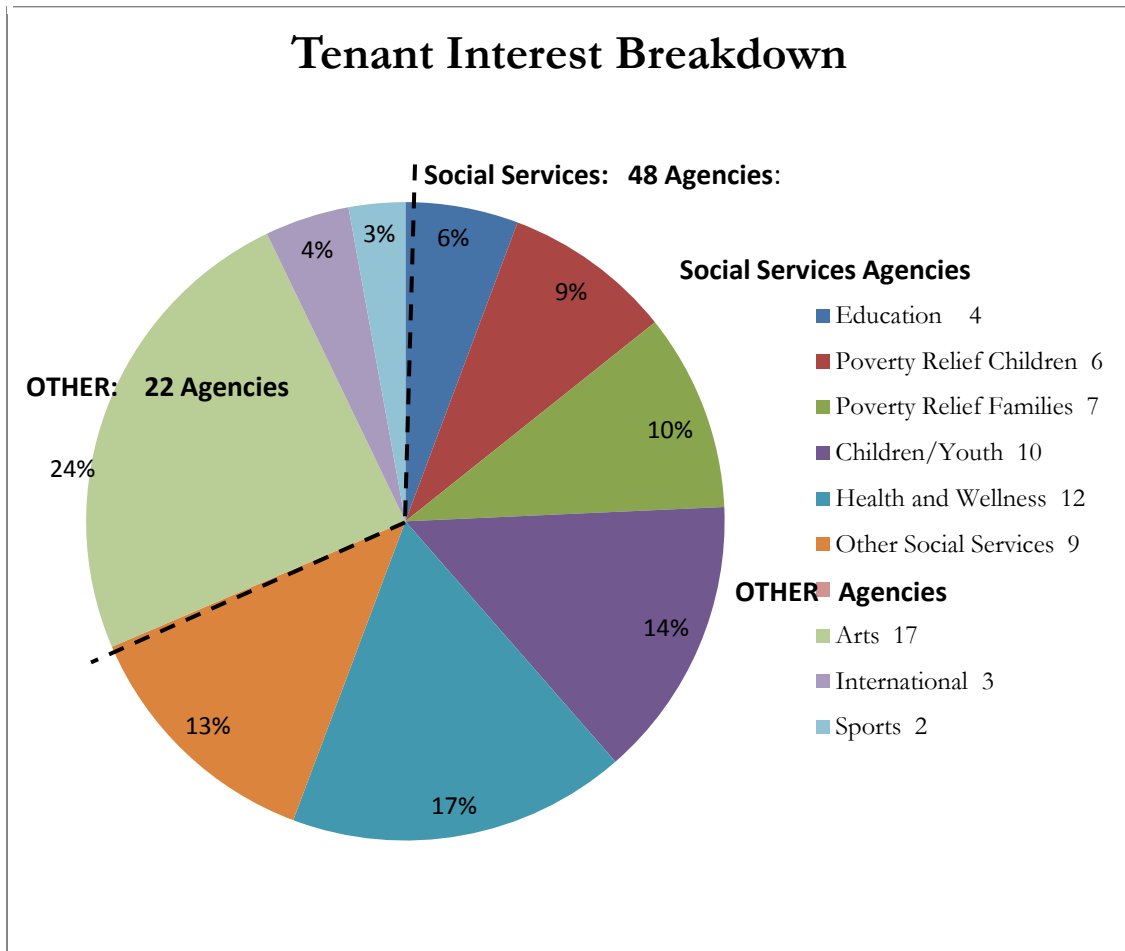
The Jerry Forbes Centre project has seen a lot of changes over the past year. As we move into year six of this capital project we are nearing the end of our fundraising and moving forward into construction in 2014. Many positive steps forward to the newly established legal entity the Jerry Forbes Centre Foundation. In summary we have:

- ⊞ Obtained charitable status with CRA allowing the newly formed Society to be independent of its originating partners, Christmas Bureau of Edmonton and CHED Santas Anonymous.
- ⊞ Obtained positive verbal news from a leading donor and the Provincial Government bringing in almost \$ 9 million more in pledges making our total over \$19 million of our \$21.3 million goal. We are optimistic these gifts will be documented in writing in early 2014.
- ⊞ Completed the Design Development phase (60% completion) ready for final details and tender documents required to begin construction in May/June 2014. Detailed diagrams are available.
- ⊞ Obtained funding support from the City of Edmonton for work required to create detailed Operations Planning and Property Management documents required to be turn-key ready when the Centre opens.
- ⊞ HR was reduced to conserve donor dollars while we waited for funding eligibility news. Jerry Forbes Centre project uses a number of volunteers supporting the administration and fundraising for the project as well as on various committees. See pages following.
- ⊞ Many interested charities and non-profits have inquired about space in the Jerry Forbes Centre bringing the total to over 70. We are likely to be able to house approximately 20 charities and of these 70% will support of social and human services caring for Edmonton and area families.
- ⊞ Operations costs have been estimated by an independent real estate analyst and positive results show that it will be about \$10 per square foot in the office and \$5 per square foot in the warehouse. We are working on refining these numbers as part of the Operations Planning documents currently in progress. Charities will pay \$0 base rent therefore their costs will be about 50% below commercial rates allowing them to spend more on their social support programs.



Tenant Interest in the Jerry Forbes Centre:

We have a list of 70 organizations that have inquired about space in the Centre; of which over 25 have provided a formal application. Our project has not reached out to the non-profit sector in any public way so we view this interest as extremely encouraging. Largely Edmonton based Social Service organizations have applied; below summarizes the area of their program reach.



Financial Reports:

The following tables show our expected costs of the project from May 2008 to completion in 2015 and how we anticipate where the revenues will come from.

Total Project Budget (2008-2015) 7.5 years

Expenses (\$ M)

Land	3.25
Building Capital Costs including contingency	14.80
Endowment Fund	1.00
Project Administration	2.30
Total	\$21.35

Revenues (\$ M)

	Received	Pledged	Remaining to Raise
Private Donations	2.10	.50	1.80
City of Edmonton	3.25 (land)	2.00	
Province of Alberta	2.00	4.70	
Building Title Private Gift (in-progress)		5.00	
Total	7.35	+ 12.20	+ 1.80 = \$ 21.35

Notes:

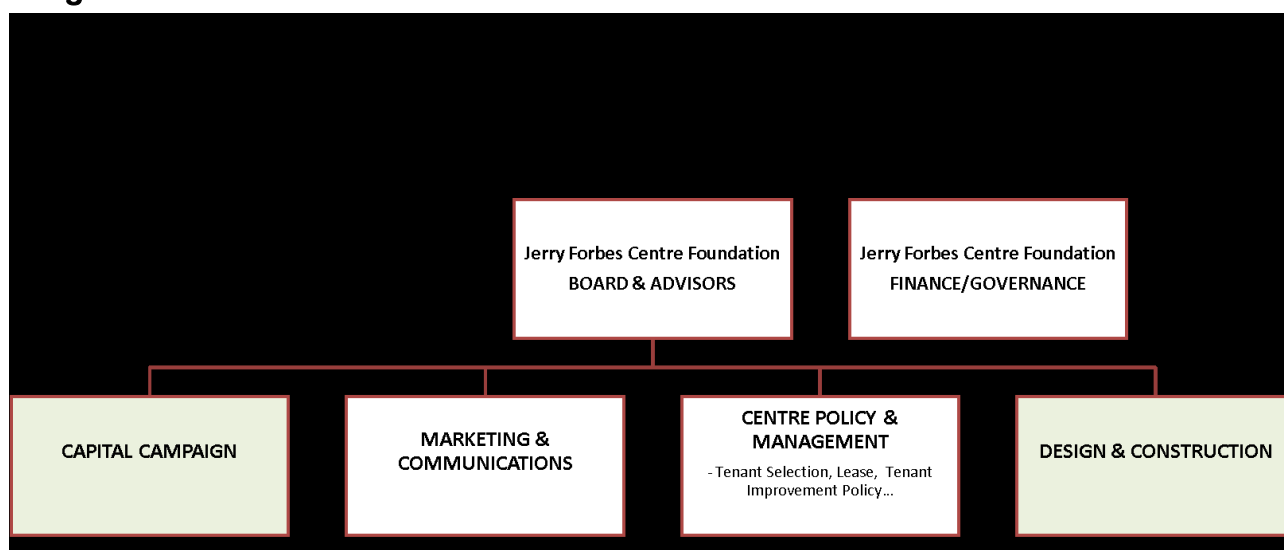
1. Total Private Donations will be approximately \$10 million; almost 50% of the project goal
2. Title Gift and Provincial Pledges are verbal and will be confirmed in writing in early 2014.
3. This is the Jerry Forbes Centre Foundations first year-end after moving away from being a capital project under CHED Santas Anonymous.
4. Audited Financials are the year-end March 31 for CHED Santas Anonymous, please pay attention to the Jerry Forbes Centre program numbers for this project's financials. The Jerry Forbes Centre Foundation first audited financials will be available December 2013.

2014 – Goals for coming Year

2014 will be a year of many changes as we move into construction, begin to work in earnest with potential tenants while completing the Capital campaign. The following highlights the priorities:

- ◇ Complete first JFC Foundation Annual General meeting and Year-End filings
- ◇ Complete a detailed 'draft' version of the Operations Manual for the Centre complete with Operations Costing model and staffing plan
- ◇ Tender the Construction and break ground in the Spring of 2014
- ◇ Finalize in writing the funding agreements with: Government of Alberta, City of Edmonton, Leading Donor, Social Enterprise Fund (SEF interim financing) and Private donors
- ◇ Work with prospective Tenants to move them forward towards a lease with JFC
- ◇ Works with interior designers to map out lease spaces

Organization Structure



Board of Directors and Members of Society

Board of Directors	Position	Occupation	Board Term Dates- Jan. 2012 to:
Wendy E. Batty	Director, Chairperson, Member	Executive Director, Christmas Bureau of Edmonton	2016
Brian Farrell	Director, Treasurer, Member	Chartered Accountant, Partner, Myers Norris Penny	2016
R. Gordon Whitehead	Director, Secretary, Member	Retired, 630 CHED Radio Show Host	2015
Terrance M. O'Flynn	Director, Member	President, Prism Flow Products	2015
Ivan Sawchuk	Director, Member	Retired, Commercial Banker, Servus Credit Union	2015
Additional Members of Society			
Andrew A. England	Member	Vice President, Business, Agriculture and Corporate Credit, ATB Financial	
Daryl Hooke	Member	New Media Manager, Corus Entertainment	
John H. Holmlund	Member	Retired, CEO, Focus Corporation	

Eight (8) Members of the Society and where appointed from:

- | | |
|-------------------------|------------------------------|
| 1. Wendy E. Batty | CHED Santas Anonymous |
| 2. Ivan Sawchuk | Christmas Bureau of Edmonton |
| 3. Brian Farrell, | Community-at-large |
| 4. R. Gordon Whitehead, | Community-at-large |
| 5. John H. Holmlund | Community-at-large |
| 6. Terrance M. O'Flynn | Community-at-large |
| 7. Andrew A. England | Christmas Bureau of Edmonton |
| 8. Daryl Hooke | CHED Santas Anonymous |

Current Committee Volunteers

Capital Campaign Committee

Terry O'Flynn, Prism Flow Products
Brendan Connolly, Ruth's Chris & Moxies
Michael Szott, RBC Financial
Larry Chiasson, Matrix Video
Brian Farrell, MNP
Gord Whitehead, Retired
Bev Munro, retired

Cam Rutten, Lexus of Edmonton
Brian Wilkes, Corus Entertainment
Dennis Mozak, Synergy Projects
Shant Chakmakian, SC Systems
Marty Forbes, retired
Clare Gallant, Edmonton John Howard Society
Lynda Brulotte, retired

Design Committee

Rob LeQuelenec, Co-chair, retired, Warehouse Logistics
Doug Bauer, Commercial Realtor, Cushman & Wakefield
Wendy Batty, Executive Director, Christmas Bureau
Barry Haughian, Senior Principal, Stantec
Brian Chute, Senior Automation Engineer, Worley Parsons

Gordon Holt, Co-chair, retired, AB Gov.
Ivan Sawchuk, retired, Servus Credit Union
Lana Nordlund, Santas Anonymous
Peter Plaizier, Supply Chain, XS Cargo

Marketing & Communications Committee

Alyson Hodson, partner, Zag Creative
Brittney Leblanc, Edmonton Journal
Daryl Hooke, Corus Entertainment
Larry Chiasson, Matrix Video

Tanya Laughren, Ignition Media
Jerry Bellikka, Capital Power
Sue Timanson, Consultant
Kathy Anders, First Foundation Insurance

Centre Policy and Management Committee

Ivan Sawchuk, retired, Servus Credit Union
Wendy Batty, Christmas Bureau
Rob LeQuelenec, retired, Warehouse logistics

Terry O'Flynn, President, Prism Flow Products
Russ Dahms, Edm Chamber Voluntary Orgs

Governance & Finance Committee

Ivan Sawchuk, retired, Servus Credit Union
Wendy Batty, Christmas Bureau

Brian Farrell, Partner, Myers Norris Penny LLP

NOTE: Debbie Walker is currently the only paid staff person on this project as we await written confirmation of Leading donor. We have 1 SCiP student helping out and volunteers as listed here.