

2021 Marshall & YMCA – Partnership Discussion

Other Community Partnerships Fact/Summary Sheet

City	<u>City of Hermantown</u>	<u>City of St. Cloud</u>	<u>City of Mankato</u>
YMCA	Duluth Area Family YMCA	St. Cloud Area Family YMCA	Mankato Family YMCA
City Owned Facility	Essentia Wellness Center	Aquatic and Recreational Facility	Tourtellotte Pool
YMCA Role	Ongoing day-to-day operation of the Essentia Wellness Center following the completion of construction. Including early childcare center as well as other activity conducted on the project by the YMCA such as leasing to a coffee shop and management of scheduling of the use of the community and common areas. Will provide all staffing personnel required to properly operate the property.	Responsible for the management of programs and services provided at the facility. The YMCA will oversee establishing pricing.	Agreement to manage and operate the pool during the summer months.
Contract Term Length	Contract began in 2019 and will terminate prior to December 31 st , 2048.	Term is for a period of 20 lease years with option of extension.	Initial contract agreement was a 3-year contract term with automatic renewal every year.
Insurance & Liability	YMCA must have comprehensive general liability insurance that covers the services performed by the YMCA for the City. City must have property insurance and commercial general liability insurance.	YMCA shall maintain commercial general liability insurance. City shall maintain “all risk” property insurance.	Both parties shall carry and maintain full force liability insurance coverage.
Notice of Cancellation	Either party can cancel the agreement for any reason upon 180 days written notice to the other party.	No amendment, modification, or termination of this agreement shall be valid unless in writing and duly executed by both parties.	Either party can cancel the agreement for any reason upon 60 days written notice to the other party.
City’s Financial Obligations	The City shall perform capital maintenance and repairs to the entire Essentia Wellness Center including the YMCA project area.	Provide \$10 million for the voter approved local option sales tax towards construction of the building and other necessary improvements. City is responsible for all maintenance costs of the exterior area and building structure as well as water/sewer expenses.	Pay the YMCA for its related pool management and staffing costs. They will pay 20% above cost for these services. Cost includes labor rates plus benefits. Pay the YMCA the contract amount over three 1/3 payments throughout the swim season. Responsible for all capital improvements and repairs, utility costs, HVAC repairs, equipment replacement and pool accessories for a safe operation.
YMCA Financial Obligations	Cost incurred by YMCA related to the start-up of the project not to exceed \$300,000.00. Responsible for creating an annual budget for each calendar year to cover all expected expenses and revenue related to the center. YMCA shall at its own expense, perform routine maintenance and repair of the school exclusive use area, YMCA project area, and common areas.	YMCA will provide an estimated \$10 million in donations from privately driven fundraising campaigns towards construction and building improvements. The YMCA shall pay as rent the sum of \$1.00 per lease year payable to the City on or before the 1 st day of year lease year, and any other sums and charges required to be paid. Responsible for paying all operational costs as well as regular and routine maintenance.	Responsible for all costs associated with concessions sales and may collect 100% of the revenue. Collects all pool revenues (general public, after hours use, Mantas, Marlins swim team, etc.) and deposit daily into the City’s bank account.
Additions	There will be a six-member oversight committee	City will be allowed to have two board members (one staff and one elected official) on the YMCA Board of Directors.	

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City	<u>City of Worthington</u>	<u>City of Worthington</u>	<u>City of Worthington</u>
YMCA	Worthington Area YMCA	Worthington Area YMCA	Worthington Area YMCA
City Owned Facility	The Center for Active Living	Allow use of softball diamonds and truckster with ball field groomer/leveler.	Outdoor pool facility
YMCA Role	Responsible for all programming services which may be held at the center, YMCA, or elsewhere.	YMCA promotes, operates, manages and schedules youth programs in addition to the creation and distribution of a summer recreation brochure.	YMCA operates the Aquatic Center and outdoor pool facility on behalf of the City. City Council will be responsible for setting admission rate on an annual basis.
Contract Term Length	One year agreement with the opportunity for extension	One year agreement	States “long-term agreement”
Insurance & Liability	Both parties shall maintain occurrence based general liability insurance.	Both parties shall maintain occurrence based general liability insurance.	Both parties shall maintain occurrence based general liability insurance.
Notice of Cancellation	Either party can cancel the agreement for any reason upon 60 days written notice to the other party.	N/A	Either party can cancel the agreement for any reason upon 60 days written notice to the other party.
City’s Financial Obligations	<p>City pays YMCA \$300.00 per month which sum represents a management fee. Payment is due the first of each month.</p> <p>City shall pay for all expenses associated with the center including, all maintenance, utilities, janitorial, furniture, repairs to the facility; and all program fees, mailing costs, and copying costs.</p>	<p>City agrees to pay a management fee of \$55,620.00 to the YMCA. The management fee shall be paid in twelve equal monthly instalments by the end of the month.</p> <p>City agrees to share in expense of documented cost for any new program offerings agreed upon by both parties.</p>	<p>City shall pay for 100% of the capital expense of the outdoor pool facility as well as all maintenance needed.</p> <p>The YMCA shall provide financials on an annual basis and the City agrees to pay for any operational shortfalls on the outdoor pool facility operations.</p> <p>City to pay 50% of aquatic center director position.</p>
YMCA Financial Obligations	The only expense to be borne by the YMCA, subject to reimbursement, will be the salary and benefits of the coordinator.	<p>YMCA is the recipient of 100% of the program fees collected for each activity promotes as the City’s summer youth recreation program.</p> <p>Agrees to be responsible for 100% of the expenditures including: staff salaries, promotional materials and program offerings promoted by the YMCA and approved by the city as a youth recreation activity.</p>	<p>YMCA shall pay for all maintenance (noncapital) expenses for the indoor pool facility.</p> <p>YMCA to pay 50% of aquatic center director position.</p>
Additions			The outdoor pool will be access from a separate entrance from the YMCA and will provide restroom and locker room facilities.