

Jewish Community Centre Negotiations
Jewish Federation of Edmonton Negotiating Points

<u>Subject</u>	<u>Issues to be Discussed</u>
Design	<ol style="list-style-type: none"> 1. Input from TTS, JFed, ESPB, City of Edmonton. 2. Joint final approval.
Ownership/Capital Preservation	<ol style="list-style-type: none"> 1. “Prenuptial Agreement” including right of first refusal, shotgun clauses and setting out what happens if one or both societies ceases to exist or leaves the property. 2. Classroom accommodation. 3. Type of ownership (including, but not limited to leases or condominiumization). 4. What happens on sale (how to determine the disbursement of the proceeds of sale and what portion would be reattributed to the Jewish Community Centre/Jewish Federation of Edmonton). 5. Which society pays for what in construction. 6. Term and review period of the agreement.
Operation of the JCC	<ol style="list-style-type: none"> 1. Costs (financial plan, pro forma, budgets). 2. Repairs and Maintenance—JCC itself and JCC use of TT facilities (esp. gym). 3. Improvements (future improvements and improvements and changes to the current construction plan). 4. Staffing (including choosing professional service providers like lawyers and accountants). 5. Utilities. 6. Property Taxes. 7. Expenses/Revenue (which society pays for what and which society receives the revenue). 8. Insurance. 9. Capital reserve fund.
Operation of Talmud Torah School and ELC	<ol style="list-style-type: none"> 1. Role of EPSB .
Use	<ol style="list-style-type: none"> 1. Operating Agreement. 2. Joint use – which entity can use which parts of which facilities and when. 3. Grounds use.
Access/Security	<ol style="list-style-type: none"> 1. Parking. 2. Design of the building (card access?) 3. Which society is responsible for access/security and when. 4. Who pays for security services, equipment? 5. Holistic site security review and possible upgrades.

Programming/Scheduling	<ol style="list-style-type: none"> 1. Staffing (individual and joint) 2. Rental of the facilities (what entities are entitled to rent without cost, etc., including which organizations have priorities, rights of first refusal for space usage, rental costs) 3. How do we plan new programming; who manages, communicates, and schedules? 4. Hours of operation, day vs. evening, summer vs. winter, etc.
Governance	<ol style="list-style-type: none"> 1. Kashrut levels and regulations within each building 2. Dispute resolution mechanisms (including design, use and programing) 3. Governance Model (including communications and branding)
Construction	<ol style="list-style-type: none"> 1. How to minimize impact on school—may entail EPSB consultation 2. Security, safety, clean-up 3. Scheduling, access
Communications	<ol style="list-style-type: none"> 1. Joint communication and messaging strategy 2. Naming rights

Proposed meeting, Friday, September 21, 9:00 am.