

## OTTAWA-CARLETON ULTIMATE ASSOCIATION

### Update On Capital Improvement Project (March 1, 2021)

#### Purpose of Consultation

The Board wanted to thank the members who have already responded to the invitation for feedback on the concept of selling the unused portion of UPI for eventual use for capital projects.

The Board wants to be clear that the purpose of the initial consultations, in advance of the upcoming Annual General Meeting (Saturday April 24, 2021), is to determine whether there is appetite to further explore a sale of the unused land at UPI. **If the feedback of this exploratory phase is overwhelmingly “no”, there will be nothing brought to the membership and no need for a vote at the April AGM.** If members support the notion and/or are interested in continuing this investigation, the Board may bring forward a motion at the AGM that reflects both the preferred direction of the membership and the Board’s understanding of a responsible, viable solution for the unused UPI land.

Please keep sending your feedback by e-mailing comments to [upisale@ocua.ca](mailto:upisale@ocua.ca) and/or participating in the town hall (described below). Assuming that there are more questions that come up this week, there will be another update or FAQ posted next week before the town hall.

#### Update on Status of Unused Land

After the Board posted its initial notice of consultation, the Board received an offer to purchase most (but not all) of the unused 68 acres of UPI. The offer is in line with the per-acre valuation set out in the appraisal report. The offer is time-limited and expires in early March (prior to the AGM). The Board will therefore not accept this offer, in light of its commitment to the members that the final decision will rest with them.

#### Town Hall - Save the Date

In the initial document, there was a commitment to hold a town hall meeting. The town hall will be held on **Friday March 12th 7pm-9pm**. The town hall will be held virtually by video conference. There will be more details in the coming days about how to register and participate in the town hall.

## FAQ's

There have been questions posted both on the OCUA Open Forum and by e-mail. Some answers to those questions follow below.

### 1. **Why does OCUA no longer have a reserve fund?**

- OCUA had a reserve fund more than a decade ago, but the Reserve Fund Policy was abolished due to its complicated nature and because the core of its intent - to provide funds should the irrigation pump break down - was no longer required as the pump is now covered by our insurance.
- OCUA maintains a contingency fund in accordance with our policy and procedures, but this is different from a reserve fund, which can be used for non-emergency/proactive investments.
- Additionally, OCUA currently maintains a portion of savings in GICs that are kept with the understanding they are for emergency measures.

### 2. **What other options has OCUA considered to develop a reserve fund?**

- While there are benefits to having a reserve fund, establishing a reserve fund is not a driver for this consultation.
- In terms of other options, OCUA recently introduced a membership fee that covers each member's Ultimate Canada and Ontario Ultimate fees, and the remainder feeds directly into a capital fund that is designated for capital investments. Currently, the money in the capital fund is going towards repaying the loan associated with Project Callahan and the merger of UPI and OCUA. Increasing the membership fee or raising team fees are two mechanisms that could raise funds for a reserve fund, but we have generally heard a desire from the membership to prioritize keeping costs low in the interest of growing the sport and involving more people in the game. That is a sentiment we agree with.

### 3. **Why explore this issue now?**

- OCUA has been considering this option for years. OCUA has been approached in the past to sell the land, but the organization always felt the land was still appreciating. We have since received advice from a Realtor that the current value of the land may depreciate in the coming years.

**4. What are OCUA's membership trends? Does OCUA need a larger reserve fund to support initiatives for a growing membership? What evidence is there to suggest we need anything more?**

- Membership trends are difficult to analyse right now. Until 2019, when OCUA introduced its membership fee, we measured membership growth roughly by its summer team numbers. OCUA saw a decline in summer team registration between 2008 and 2017, when the numbers started to plateau and we started seeing significant growth in youth and junior membership. In 2019 we introduced a membership fee which allowed us to better track individual members, and were seeing stronger numbers in 2020 until the global pandemic hit. Given we are still in the midst of restrictive measures and vaccine roll out, OCUA is not yet able to predict how long it will take the organization to get back to 2019 numbers; however we are seeing strong registration levels for session 3 of winter. OCUA's membership trends can be found here: <https://www.ocua.ca/about-OCUA>.

**5. One of OCUA's values is "social and environmental responsibility." How does selling the land jive with that value?**

- This is an excellent question, and one on which we hope to receive feedback from the membership about how to balance this value with OCUA's other values.

**6. How will voting work? I imagine most of us haven't played in a while and maybe our membership has lapsed as a result. I suppose we need to renew our membership for the sole purpose of voting?**

- In accordance with OCUA bylaws, voting at the AGM or other special meetings is only available to active members with a valid membership.
- We hope that a significant number of members will return for summer, and therefore that the number of members will be much higher by the time the AGM is held.
- However, we encourage everyone who feels they are a part of the OCUA community, regardless of their current membership status, to provide feedback and participate in this consultation.

## **7. What will be the impact on UPI of having more neighbourhood residents?**

- We do not know the answer to this question. Depending upon the nature of the use of the land, fences or other security measures may become more necessary. However, UPI also already has a problem with trespassing , and this problem may become more acute with or without selling the unused portion of UPI.

## **8. Can OCUA reserve some land for future growth of fields at UPI?**

- It is possible to do this.