



**The Corporation of the
City of Sault Ste. Marie**

C O U N C I L R E P O R T

October 14, 2025

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Brent Lamming, Deputy CAO Community Development &
Enterprise Services
DEPARTMENT: Community Development and Enterprise Services
RE: YMCA Conditional Contribution Agreement – NOHFC

Purpose

The purpose of this report is to seek Council approval to enter into a conditional contribution agreement with the Northern Ontario Heritage Foundation Corporation (NOHFC) and the Young Men's Christian Association of Sault Ste. Marie (YMCA).

Background

At a Council meeting dated May 13, 2024, Council authorized a contribution of up to \$505,000 to support capital refurbishments at the YMCA. Council was also advised that the YMCA had submitted a second funding application to the NOHFC regarding the fire and building capital improvements.

A contribution agreement from the NOHFC between the YMCA and City was carried at a Council meeting on October 1, 2024. The scope of the contribution agreement included supporting the costs related to the replacement of the boiler system at the YMCA. An amending agreement followed and was approved on August 11, 2025, which expanded the scope to include the installation of a new HVAC unit for the YMCA.

Analysis

The YMCA has recently been advised that they have been approved for another NOHFC grant to support the costs related to carrying out repairs, renovations, and upgrades to critical systems and high-use areas of the fitness centre, pool, and gymnasium, which include:

- Fire alarm and fire suppression upgrades and repairs.
- Roof repairs.
- Main gymnasium floor repairs; and
- Retrofitting and interior modifications of the decommissioned racquetball court into a storage area and maintenance shop.

The estimated costs of these projects are \$358,851 with NOHFC contributing 49.5% of the eligible costs.

When including prior project costs the City share remains under the approved \$505,000 at a value of \$409,663. City staff from a number of departments have worked closely with the YMCA to ensure Fire and Building items that required attention were addressed. This additional contribution from NOHFC further supports the reinvestment into the building and reduces the investment from the YMCA.

Over the past year, the YMCA has strengthened its senior leadership team with the appointment of a CEO, Finance Manager, and Acting General Manager, while the Board has continued to advance its governance capacity – collectively enhancing the organization’s leadership overall.

Staff are supporting the request to enter into a new conditional contribution agreement to complete the required repairs.

Financial Implications

The City has committed to supporting 50.5% of the costs up to \$505,000 across both the boiler project and the building and fire projects through a grant agreement approved by City Council on July 15, 2024.

The total cost of the projects is \$837,938. Ineligible costs are \$26,725 (which the YMCA will cover), with the City’s share being \$409,663 (\$241,939 grant 1 and \$167,724 grant 2), which is lower than the \$505,000 the City committed through the grant.

Strategic Plan / Policy Impact / Climate Impact

This item aligns with the Corporate Strategic Plan for 2024-2027 in a number of ways.

- It exemplifies communication and stakeholder consultation to create an environment that encourages engagement and the exploration of mutual goals to grow our community.
- Collaboration with community partners and stakeholders is essential to our success.

Recommendation

It is therefore recommended that Council take the following action:

The relevant By-law 2025-147 is listed elsewhere on the Agenda and will be read with all by-laws under that item.

Respectfully submitted,

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