



CEO Report – March 2025

Governance & Strategy

- Minister Searle Turton meeting
- Deputy Minister breakfast
- Budget Luncheon
- Mental Health Foundation Breakfast
- Acknowledgement in the House
- Business In Edmonton article

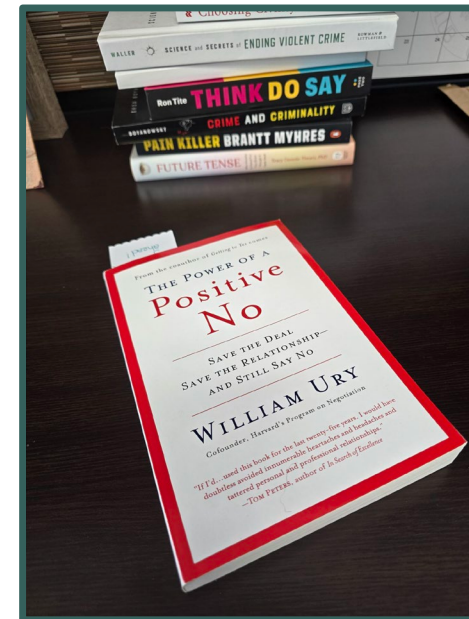


"enCompass has worked to improve community safety by addressing the root causes of crime, social disorder and addiction."



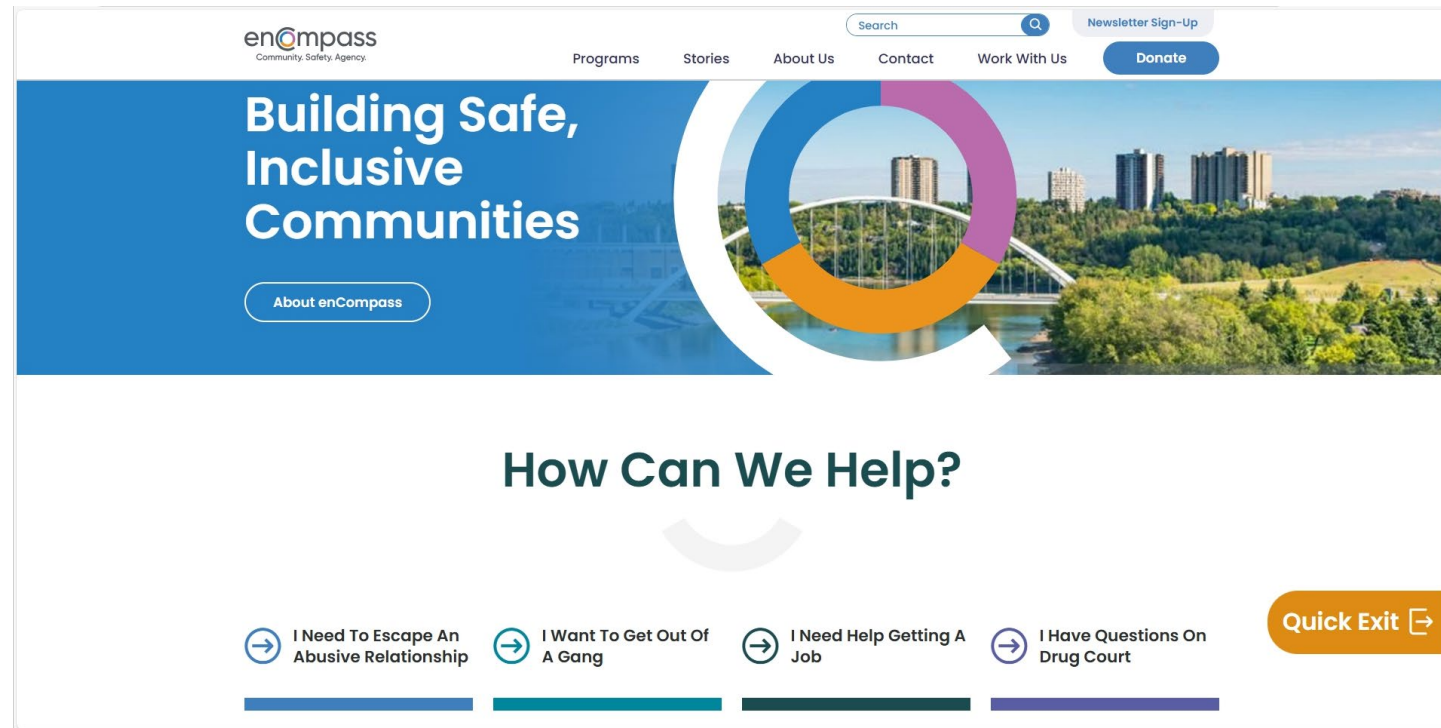
Staff Management & Leadership

- Employee wellness continued priority in budget
- Operational policy renewal underway
 - Reflect new culture
 - Employee flexibility ('wellness days')
 - Agency and employee controls
- IT Manager – offer pending reference checks
- Book Club for SLT (living our values)



Programs & Service Delivery

- CSC Regional Request for Enhanced Staffing Model
- Domestic Violence Hub
 - IDVRT (high risk response team early successes)
 - Ed(men)ton – collaboration with Terra
 - Peer Support starting in April
- Client Employment
- New website – go live early April
- New signage @ Transition Place



Programs & Service Delivery *cont'd*

- Living our Purpose



Hide Scraping At Niginan Housing

We had an incredible time at the cultural event organized by Donny, Rayden, and members of Niginan Housing.

It was a meaningful opportunity to engage with our community partners, learn traditional hide stretching and scraping, and deepen our understanding of this important practice.



Fiscal & Administrative Management

- Conservative budget
- Transition Place Renewal (on agenda)
- Priorities
 - Onboard IT Manager and transition plan
 - Capital plan and grants
 - Internal Controls review and renewal
 - Charitable Properties governance



Transition Place Renewal – Issue

- Three main issues as owner and landlord:
 - enCompass growth
 - New tenant(s) to replace CMHA-Edmonton (lease revenue)
 - Capital upgrades required to compete for tenancy
- Secondary risk
 - Laidley Property Management



Transition Place – Current Situation

- 11,000 sq. ft. now available
- enCompass undergoing space needs assessment to determine growth needs and leased space available
- Commercial real estate engaged
- Architect engaged
- Facility Index completed – fair condition
- Asbestos assessment – imminent action required
- Formal appraisal - \$3.35M
- Engaged Laidley in discussions
- CIVIDA MOU
- Main floor community hub (enCompass and potential partner)



Transition Place – Assumptions

- Location is good
 - Clients and programs
 - Employee ease of commute and access
 - Downtown services for clients and staff
 - Transit
- Collaboration and partnership through shared ownership and/or community hub
 - Bold and innovative
- Financing of capital plan through grants and leveraging existing building
- Growth will continue



Transition Place – Opportunity

- Good position strategically, financially, and reputationally to grow and pursue capital plan
 - Determine space needs
 - New tenants
 - Long-term capital plan
 - Short-term plan – main floor development for enCompass growth and community presence



Transition Place – Options

OPTIONS	BACKGROUND
1. CMHA shared ownership of building and development of community hub	No longer viable; CMHA gave notice to vacate
2. Development of a community hub	Laidley would be required to vacate
a) enCompass only	Capital funds required (financing and grants)
b) enCompass and another community partner	Storefront with opportunity for social enterprise
3. Search for new tenants	Sq. ft. cost for renos
a) With renos	enCompass spaces needs to determine space available for lease (underway)
b) Without renos	
4. Sell	Will sell for less than appraised value Need to find other space to buy or lease Current location good from client perspective Downtown development has decreased (e.g. CWB)
5. Sell portion of building	Discuss with community minded developer (condoize 2 floors?)
6. Status Quo	Not an option if we want to continue generating revenue from the building enCompass out of admin and community programming space Cannot continue operating with an empty floor



Thank you
Questions & Comments?

