GENERAL PURPOSE COMMITTEE

SECTION 3

ORGANISATION & RESOURCES

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ITEM: 37 LEASE OF 20 FITZGERALD STREET, WINDSOR, AS A CREATIVE ARTS CENTRE

FILE NUMBER: P610/155 PT2/CSV

REPORT:

Council at its meeting on 12th March, 1996, agreed to a proposal to establish a Creative Arts Centre within its building located at 20 Fitzgerald Street, Windsor.

In adopting the report it was noted that the building had remained vacant for some considerable time and that it was in need of general maintenance and repair, particularly in relation to internal upgrading.

Since that time the "Hawkesbury Creative Arts Centre" Group have been undertaking internal renovations and have expended considerable time, effort and money, in bringing the facility to a standard suitable for their intended uses including art and craft exhibitions and classes. The intention is to establish this facility to foster cultural development within the city of Hawkesbury, with a Management Committee representing the various organisations participating in the operation of the facility.

Under the terms of the tenancy arrangement, there was a weekly rental of $105:00 with the Management Committee also being responsible for outgoings including land and water rates, building insurances and electricity charges.

The Management Committee have indicated that based on current and projected turnover within the Centre that they will not be able to meet the cost of the outgoings projected at $3,200 and, indeed, will have to improve sales significantly in order to meet the rental. It is noted that the Centre provides an exhibition and sales point for various potters, sculptures and artists within the area, on the basis that, in selling these goods on consignment, the Management Committee receive 10% from sales.

Given the foregoing the Committee have now asked that Council review the financial terms of the arrangement and, having regard to the intention of establishing a non-profit Community Cultural Centre with the specific purpose of fostering cultural development in the Hawkesbury area, and the significant work carried out by the Committee members and other volunteers to date, on the internal restoration of the building, it is considered appropriate to agree to the request to apply the $105:00 weekly rent effective from 1st July, 1996, with the outgoings (except electricity charges) to be borne by the Council for that financial year with the arrangement to be reviewed in twelve months time.

RECOMMENDATION:

That -

1. The leasing arrangement between the Council and Hawkesbury Creative Arts Centre Inc. be varied so that a weekly rental of $105:00 (one hundred and five dollars) is payable to Council effective from 1st July, 1996, with Council assuming responsibility for outgoings for that period with the exception of electricity charges which shall remain the responsibility of the Lessee.

2. This arrangement to be reviewed in twelve months time.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG528NAX.C03 ****** END OF ITEM 37 ******

ITEM: 38 GLOSSODIA SHOPPING CENTRE

FILE NUMBER: GC283/056 PT2/CSV

REPORT:

The Council currently owns and manages four neighbourhood shopping centres located throughout the City, namely Wilberforce (12 shops plus nursery), McGraths Hill (4 shops), Hobartville (8 shops) and Glossodia (4 shops), with the combined gross rental return on the centres expected to be in the order of $327,000 for 1996/97.

The centres provide a significant asset base and annual returns for the organisation and following the successful completion and tenanting of extensions to Wilberforce Shopping Centre, it is considered that attention now be given to the expansion of the centre at Glossodia. The centres at Hobartville and McGraths Hill are currently operating at demand capacity.

In recent times, demand has been expressed for the construction of additional shops at Glossodia and subsequently, it is suggested that a feasibility study be initiated in this regard. The feasibility study would include developing a concept plan in consultation with existing tenants and to invite expressions of interest from businesses wishing to establish operations within Glossodia Shopping Centre. The Glossodia centre is located some distance from the commercial areas of the City and provides convenience shopping facilities for residents of the village and surrounding areas, with little or no competition in the immediate vicinity. It is considered that the centre has capacity for up to four additional shops with potential uses including pharmacy, hairdressing, medical, bakery or other uses including professional, which do not directly compete with existing businesses at the centre. Current tenancies include a liquor/video hire outlet, butcher and general store, and takeaway food.

It is expected that the cost of the feasibility study, which would include the preparation of concept plans and advertising expressions of interest, will be in the order of about $5,000. Potentially, the additional four shops could return annually a further $40,000, with the cost of development depending on the layout determined. At the same time, the expansion would provide increased services and facilities for the residents of Glossodia and surrounding areas.

RECOMMENDATION:

That a feasibility study be carried out in regard to the proposal to expand Glossodia Neighbourhood Shopping Centre and once the study is completed, the matter be reported back to the Council, including details of the concept plan costings and financial returns, for determination.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG528NBX.C02 ****** END OF ITEM 38 ******

ITEM: 39 MEMORIAL STONE - KURRAJONG WAR MEMORIAL PARK

FILE NUMBER: GF008/001 PT12/CSV

REPORT:

A request has been received from the Kurrajong/Colo RSL Sub Branch asking Council to provide a donation of $1000.00 (one thousand dollars) to assist in covering the cost of installing a memorial stone in Kurrajong War Memorial Park.

Council has in 1995-96 expended $22,323.63 on kerb and guttering, the War Memorial foundation, seating and a stage area in the park. Additional works costing $31,500 are currently underway including reconstruction of the public amenities block.

Initial consideration of the request for a donation in light of expenditure already committed was declined, however, it is understood that representations have been made to members regarding this request and, therefore, the matter is presented for determination. It is noted that there is no funding available within the current donations budget.

Monies may be available through unexpended funds under the community relations events/activities budget allocation to allow for a donation to be made.

RECOMMENDATION:

That consideration be given to the request received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG528NBX.C04 ****** END OF ITEM 39 ******

ITEM: 40 CAMP QUALITY CAPER CHARITY CAR RALLY

FILE NUMBER: GF008/001 PT12/CSV

REPORT:

A request has been received asking for Council's support in the form of a financial donation to the Camp Quality Caper Charity Car Rally.

The Caper raises funds to place children with cancer into the Camp Quality program for the year. This event has become the major fundraising event for Camp Quality in Australia each year. Entrants to the Caper must raise the car entry donation of $2,500 plus funds to cover expenses.

Support has previously been given to this fundraising initiative and a donation of approximately $1,000 (one thousand dollars) has been requested for the 1996 event.

Funding is available from unexpended monies allocated to Council's involvement in the sister cities program and a donation could be funded via a re-allocation of $1,000 from this expenditure allocation.

RECOMMENDATION:

That consideration be given to the request received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG528NBX.C05 ****** END OF ITEM 40 ******

ITEM: 41 MONTHLY FINANCIAL STATEMENTS - APRIL 1996

FILE NUMBER: GF011/005 PT04/FNC

REPORT:

A. CASH EXPENDITURE WARRANT No. 4/1996

SUMMARY - Accounts Paid

General Fund Nos.	42384	-	43208	2,713,268.22
Trust Fund Nos.	4567	-	4576	440,463.31
				3,153,731.53

CERTIFICATE BY RESPONSIBLE ACCOUNTING OFFICER

This summary Warrant presented above is fully supported by Vouchers and Invoices which have been duly certified as to the receipt of goods and/or rendition of services and as to prices, computations and costings and the amounts shown were due for payment. The detailed Warrant is available upon request.

L M Weatherstone
Responsible Accounting Officer

B. STATEMENT OF BANK BALANCES AND GENERAL MANAGER'S CERTIFICATE

STATEMENT OF BANK BALANCES AS AT 30 APRIL 1996

GENERAL FUND	CR. 186,048.19
TRUST FUND	CR. 29,803.88
	__________
	CR. 215,852.07
	__________

FORM 2

GENERAL

Balance - Cash Account as at 1st April 1996	CR. 395,219.51
Receipts for period ended 30 April 1996	DR. 2,168,946.68
	____________
	DR. 1,773,727.17
Payments for period ended 30 April 1996	CR. 2,556,259.09
	____________
	CR. 782,531.92
Limit of overdraft arranged with bank	$800,000.00

RESPONSIBLE ACCOUNTING OFFICER

I hereby certify that the Cash Book and Bank Statements have been reconciled in all funds as at 31 April 1996.

L M Weatherstone
Responsible Accounting Officer

C. INVESTMENTS

Hereunder is the list of amounts invested:

Bank Bills

Interest

Period	Due Date	Rate	Interest A/C	Amount

Term Deposits

60 Days	03.05.96	7.54%	General Fund	780,000.00
60 Days	03.05.96	7.54%	General Fund	300,000.00
	23.05.96	7.52%	Sewerage Fund	1,000,000.00
94 Days	26.06.96	7.58%	Sewerage Fund	2,000,000.00
120 Days	15.08.96	8.05%	General Fund	850,000.00
365 Days	26.08.96	7.63%	Sewerage Fund	2,000,000.00
181 Days	04.09.96	7.63%	Sewerage Fund	206,319.84
190 Days				
190 Days	04.09.96	7.63%	General Fund	2,293,680.16
190 Days	11.10.96	7.72%	General Fund	1,000,000.00
225 Days	05.03.97	8.00%	General Fund	2,000,000.00
371 Days	26.03.97	8.12%	General Fund	3,000,000.00
547 Days	09.05.97	8.00%	General Fund	800,000.00
547 Days	09.05.97	8.00%	General Fund	200,000.00
594 Days	25.06.97	8.00%	General Fund	1,000,000.00

Australian Treasury Corporation

	04.08.97	8.45%	Workers Comp Board	950,000.00

Short Term Investments General Fund 3,855,000.00

$22,235,000.00

RESPONSIBLE ACCOUNTING OFFICER

I hereby certify that the investments listed above are the total of all money that have been invested and that the investments have been made in accordance with the Act, Regulations and Council's investment policies.

L M Weatherstone
Responsible Accounting Officer

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:OG528NBX.F01 ****** END OF ITEM 41 ******