



MAC HALL: A HISTORY OF STUDENT INVESTMENT

February 2018

ABOUT THE SU

As of 2018, the University of Calgary's Students' Union (SU) is in its 75th year. The SU is an effective advocacy organization which represents all undergraduate students at the University of Calgary. The Students' Legislative Council (SLC), the SU's governing body, is made up of five executives - the president and four vice presidents - and 19 faculty representatives, elected annually to represent students' interests. The SU's operations are supported by a professional team of staff and hundreds of student staff. The SU runs several businesses including a concert facility, bar and restaurant, conference and event centre and used book store. All proceeds from these student-owned ventures are reinvested directly into SU programs, services, events, and advocacy to benefit students and the campus.



OVERVIEW OF THE AGREEMENTS

- 1969-1974 The original operating agreement for MacEwan Hall between SU, the university, and the now-defunct MacEwan Hall Directorate was in place until it was terminated on May 31, 1974.
- 1974-1975 In the absence of an operating agreement, several ad hoc agreements were reached between the SU and the university.
- 1975-1981 In June of 1975 a memorandum of intent between the Board of Governors and the SU was approved and was to remain in place until expansion plans could be finalized.
- 1981-1989 The parties entered into an operating agreement formalizing the SU's role as building manager.
- 1989-1991 After the construction of the MacEwan Student Centre in 1988, the parties renewed the operating agreement.
- 1991-1996 The operating agreement was renewed for a five-year term with minor edits.
- 1996-1999 The parties continued to act under the 1991 agreement until a new one could be reached in 1999.

- 1999-2014 The License of Occupation, Operating and Management Agreement (LOOMA) was signed. It featured provisions relating to the SU's occupancy, use, governance and management of spaces in the building. These agreements had a set term and new agreements needed to be negotiated.
- 2014-2015 After the first of five possible one-year extensions, the university informs the SU that the LOOMA would be terminated on Dec. 9, 2015. In Oct. 2015 the SU served the university and Board of Governors with a lawsuit to halt the takeover of the building.
- 2014-2016 The SU and the university try to resolve their dispute through mediation, but talks break down. On Oct. 7, 2016, the SU's application for an injunction is rejected and the university assumed management of the building, including third party tenants. The SU and the university sign a Letter of Intent to govern the building until the dispute has been resolved.
- 2016-2017 The SU approached the university with an offer to negotiate a resolution to the dispute. The university accepts this offer and negotiations proceed.
- 2018 The SU and University of Calgary sign two agreements:

The Stakeholder Rights Agreement (SRA) is a high-level agreement which recognizes the SU's investment in the building and forms the basis for perpetual rights in the building including rights to occupy and use space and the right to manage the building. There is no set term and this agreement will not need to be renegotiated for long as Mac Hall is in use.

The Management and Use of Space Agreement (MUSA) is an operational agreement that outlines the specifics of how the building will be managed and used by the SU. The SU will manage the entire building including space occupied by university units and businesses. This agreement will be periodically renegotiated.



SU SPACE

The SU uses its space in Mac Hall to operate businesses which provide low-cost, high-value services such as Stör, The Den, La Taqueria, and Bound and Copied.

As well, the SU uses its space to provide services to meet the needs of students such as the Campus Food Bank, the Info Centre/Lost & Found, and the Q Centre. The SU also provides space for students and student organizations in the east and west club spaces, council chambers, That Empty Space, and the South Courtyard Stage. Thousands of student events are held in the MacEwan Conference and Events Centre.

Finally, the SU uses some of its space in MSC to generate revenue to fund student programs and services. Revenue is generated through leases with food and retail vendors, and through the MacEwan Conference and Events Centre (when not being used for student events).

To administer programs, services and businesses, office space is provided for the SU, Volunteer Services, and the MacEwan Conference and Events Centre.



As per the 2018 Stakeholder Rights Agreement, the **primary purpose** of the building is “To provide services to all students and staff of the University, to accommodate the legislative, executive and administrative arms of the SU, to provide facilities for all student clubs, societies and organizations and their undertakings, and to accommodate social, recreational and cultural activities.” The **secondary purpose** is to accommodate commercial activities whose revenues support the primary purpose and the operations of Mac Hall.

STUDENT INVESTMENT

Beginning in 1953 with a “Building Fee” students have continued to invest heavily in MacEwan Student Centre. When the building first opened in 1969 the final cost was \$3,557,300 and the SU paid 55%, or \$1.9 million, of this.

Construction of the expanded MacEwan Student Centre began in 1985. Many campus stakeholders contributed to the construction including the SU who contributed \$4 million.

Another major redevelopment and expansion was done in the late 1990s and the SU again contributed a large portion of the cost (\$13.1 million or 78% of the total project cost).

Since the latest redevelopment the SU has continued to invest millions into renovations and improvements of the building. This includes \$13 million on capital projects, operation expenses and occupancy costs from 2010 – 2014.

Since 2014 this investment has not slowed with considerable student investment into renovation and redevelopment of spaces such as the Q Centre, Clubs Space, Volunteer Services and The Den/Black Lounge.

FACTS AND STATS

MSC is 395,000 ft².

MSC serves a campus population of ~36,000 people and welcomes more than 100,000 visitors during peak weeks.

48% of students visit MSC daily. On average, students visit MSC just over 16 times a month.

86% of students come to MSC to eat and drink, 39% use it to hang out or study and 35% use it to purchase items from a business.