

Township of Southgate
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Staff Report CAO2020-067

Title of Report: Olde Town Hall Building Future Options

Department: Administration

Council Date: November 4, 2020

Council Recommendation:

Be it resolved that Council receive staff report CAO2020-067 as information; and

That Council approve that staff proceed with developing a draft Request for Proposals to explore interest into the private ownership, future private use of the building, the proposed community access/uses of the facility building and theatre spaces available, as well as municipal and community partnership(s) options for the Dundalk Olde Town Hall as a facility; and

That Council direct staff to consult with interested community groups as part of the Dundalk Olde Town Hall transition discussions and commitments related to future use, partnerships, involvement in project fundraising and present donor support for the Dundalk Olde Town Hall upgrades.

Background:

Southgate Council received most recently a presentation from Team Town Hall (TTH) in a delegation format from Samantha Parent & Nathan McMahon at its February 19, 2020 meeting. The TTH presentation updated Council on their progress since October 2019 and their efforts to setup the framework to successfully launch our Olde Town Hall project.

During the February 19, 2020 presentation Team Town Hall (TTH) informed Council they have been working since October 2019, investing time into team building and announced they have 11 individuals who have dedicated time over the next 2 years to be members of the official Team Town Hall Board. The board members have signed on to a monthly meeting commitment to set the future direction for Team Town Hall. They have also been working on the framework to successfully launch their Olde Town Hall fundraising for the building renovation project.

The following motion was approved by Council at the February 19, 2020 meeting:

Moved By Councillor Shipston; **Seconded By** Councillor Sherson;

Be it resolved that Council receive the Team Town Hall delegation as information.
No. 2020-089 Carried

Since the February 19, 2020 Council meeting, TTH and Southgate staff have worked on and finalized a donation form. The document is now ready for Council to consider approving the donation form and allow TTH to receive fundraising dollars under terms that will allow the Township of Southgate to issue official charitable donation tax receipt at the end of the year.

Staff recommend that Council approve the Dundalk Olde Town Hall Renovation Fund Donation Form that will be used by Team Town Hall with the terms for accepting donor support for the Dundalk Olde Town Hall upgrade project.

The CAO presented staff report CAO2020-028 dated April 8, 2020:

Moved By Councillor Shipston; **Seconded By** Councillor Sherson;

Be it resolved that Council receive staff report CAO2020- 028 as information; and **That** Council approve the Dundalk Olde Town Hall Renovation Fund Donation Form that will be used by Team Town Hall for project fundraising that includes the terms for accepting donor support for the Dundalk Olde Town Hall upgrade project, if it proceeds.

No. 2020-155 Carried

Staff Comments:

Staff recommend that Council approve staff proceeding to develop a draft Request for Proposal (RFP) document to invite interest in the sale of the Dundalk Olde Town Hall to private ownership that would have interest in use of the building, with the proposal reporting on access for community use(s) of the facility theatre spaces available, as well as municipal and community partnership(s) and consideration options for the Dundalk Olde Town Hall as a public use facility.

Financial Impact or Long Term Implications

The financial impact to the municipality of the Olde Town Hall upgrade requirements and the long term budget commitment to invest in the building would be a significant burden to the ratepayers. The scope of the Town Hall investment requirements will likely be in excess of a past similar to the waste collection and management that benefits every resident in the community and we are still paying for that cost.

We now know that the ICIP grant approval we applied for the Olde Town Hall project has been denied. With that knowledge the Township of Southgate's level of financial requirement would be likely \$3,000,000.00 to \$4,000,000.00, with Team Town Hall fundraising another \$1,000,000.00 to complete the project and is yet to be confirmed if that could be achieved. These numbers do not reflect the annual increase in operating cost requirements when the Olde Town Hall would need promotion and staff time to operate the facility.

What has to be decided is the following:

1. Is this level of tax dollar investment justified considering the past historical use and future use discussions that would need to turn into official activity/event commitments.
2. Would the community as a whole support this investment and long term taxation burden over a 15 year payback period, when there appears to be limited benefits to all residence of Southgate. The question could be resolved through area rated funding as a consideration or major financial support and management by a local community group.
3. Would consideration for selling the Olde Town Hall with conditions be a better solution to achieve private and/or business use of the building, while retaining the cultural features of the theatre space.

Communications & Community Action Plan Impact:

This report has been written and presented to Council to communicate accurate information to the public to facilitate a Trusted, Timely, Transparent decision-making process.

Goal 4 - Adequate and Efficient Public Facilities**Action 4:**

The residents and businesses of Southgate expect the Township to plan and adequately provide for public facilities for gatherings, recreation and doing business with the Township, while recognizing at the same time that facility needs can change with age and a changing population.

2019-2023 Southgate CAP-Strategic Initiative 4-B

The Township will have made a decision on the future viability or uses of the Olde Town Hall, and taken action accordingly.

2019-2023 Southgate CAP-Strategic Initiative 4-D

The Township will have reviewed all facilities it owns to determine their condition and utilization and to develop a business case for the future use or disposition of each facility.

Concluding Comments:

1. That Council receive this staff report as information.
2. That Council approve and direct staff to develop a draft RFP document to receive proposals to consider the sale of the Dundalk Olde Town Hall building through the request for proposals process with considerations for private sector ownership, business use of the building space, community partnership(s), community group uses of the building/theatre spaces and municipal involvement/support to manage day to day public use if required.

Respectfully Submitted,

CAO approval: Original Signed By
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