



Request for Proposal - Township of Southgate Dundalk Olde Town Hall Property Sale

Prepared by: Ray Stanton
Wellington Capital Corp.
5405 Eglinton Ave., Suite 214
Toronto, ON M9C 5K6

Submitted to: Township of Southgate
185667 Grey Road 9
Dundalk, ON N0C 1B0

Township of Southgate
185667 Grey Road 9
Dundalk, ON N0C 1B0

Attention: Dundalk Olde Town Hall Building Sale Request for Proposals

Dear Mr. Milliner,

Please accept our formal response to the Township of Southgate Dundalk Olde Town Hall Building Sale Request for Proposals.

Founded in London, Ontario in 1998, the Wellington Capital Corp. family of companies are Canadian owned and operated, and strives to provide quality, affordable accommodations to Ontario residents and businesses. Originally a student housing development company, Wellington Capital Corp. has since diversified its portfolio to also include a variety of private and commercial development projects. We have managed the construction of well over one million square feet of residential rental space, and has never missed a scheduled opening date.

We recognize the importance of the Dundalk Olde Town Hall Building to the area, and we trust that you will find our response clearly demonstrates our commitment to the Township and community of Southgate.

Sincerely,

Ray Stanton
President
Wellington Capital Corp.

Schedule F

Bidder Conflict of Interest Declaration

Please check the appropriate response:



I/we hereby confirm that there is not nor was there any actual or perceived conflict of interest in our Tender submission.

OR

The following is a list of situations, each of which may be a conflict of interest, or appears as potentially a conflict of interest in our, or our Company's tender submission or the contractual obligations under the Agreement.

List Situations:

Not applicable

In making this submission, our or our Company has / has no (*strike out inapplicable portion*) knowledge of or the ability to avail ourselves of confidential information of the Township (other than confidential information which may have been disclosed by the Township in the normal course of the tender process) and the confidential information was relevant to the Work/Services, their pricing or tender evaluation process.

Dated at Thursday this 18th day of February, 2021

Firm Name (if applicable): Wellington Capital Corp.

Name of Bidder or Authorization Official: Ray Stanton

Title (if applicable): President

Signature:

Schedule G

Bidders Proposal Response Form

The bidder's proposal should provide a detailed description, definition and/or response to the following questions if you were selected as the successful proposal through this RFP process:

1. (a) What is your own intended business use(s) of the Dundalk Olde Town Hall?

This historical building has been an important part of the Dundalk community since 1905. Our intention is to preserve its Heritage designation, and to work collaboratively with the town in determining its best use going forward. In addition, although engineering reports have suggested that renovating the theatre space is not feasible at this time, should we be the successful proponent, we would like to revisit this opportunity. This space represents a significant piece of history in Dundalk, and has served as a gathering place for over a hundred years, so if preservation is viable, we would entertain how we could partner with the Town and determine best use.

(b) What is the name of the present operating business or a new enterprise that you would be locating in the Dundalk Olde Town Hall?

The ownership group would lease some of the space to the Dundalk Herald, and we would likely relocate this newspaper's operation to a portion of the main floor of this building. The balance of the building would be leased to allow a community group to run the theatre and occupy a portion of the main floor.

(c) What areas of the Dundalk Olde Town Hall would you be using for your business operations?

Should we be the successful proponent, we would need to determine how much space is required to operate our newspaper's offices on the main floor of the building.

2. (a) What is your bid proposals interest and commitment to work with and make space available in the Dundalk Olde Town Hall building to community groups for culture and public use(s)?

We have been working with the Team Town Hall group over the past month on a lease arrangement that would allow them to occupy a portion of the main floor and the second floor theatre for 20 years.

(b) What areas of the Dundalk Olde Town Hall that would be made available for community uses for public gatherings and cultural events?

Please see 2(a).

3. (a) Describe your interest and commitment in creating partnerships with community groups in relation to investments in theatre space of the Dundalk Olde Town Hall?

Please see 2(a).

- (b) Describe the proposals expectation in a partnership with the Township of Southgate in relation to investments in theatre space of the Dundalk Olde Town Hall?

We would hope the Township of Southgate would sign a 20 year lease for their second floor theatre and a portion of the main floor, and they would sublease that space to the community group at similar terms and conditions. It would be our expectation the Township/community group would pay \$3,000/month in net rent (plus annual CPI increases), plus their proportionate share of the operating costs for the building.

In addition to this, the bidder would hope that the Township would contribute the expected demolition costs of the building to the bidder as a one time, up front contribution to the capital costs of restoring the building and bringing it up to current building standards.

4. Bidder's statement in what you as the bidder would describe as your preferred relationship between Community Groups and the Township of Southgate in relation to your proposal answer in Question #3?

Please see 3(a) and 3(b).

5. Statement on space the bidder is making available for community cultural events and meetings in the Theatre area and first floor of the building for public uses during the business day, evenings and on weekends?

The community group will control a portion of the main floor and it will be up to the community group to make available such space.

6. Statement as to capital investments projects the bidder would commit to complete to the Dundalk Olde Town Hall building externally and internally in:

- (a) The first 3 years; To be determined after our own building assessment.
- (b) 3 to 5 years horizon; To be determined after our own building assessment.
- (c) 6 to 10 years; To be determined after our own building assessment.

7. Project capital investments expected by the bidder's proposal in the community use building spaces of the Dundalk Olde Town Hall building where Community Groups and the Municipal partnerships would be expected to complete or participate in the cost of the project(s) over the next 5 years?

This will be determined by our own building assessment.

8. Bidder's property purchase price offered for the land and building as is.

The bidder proposes a purchase price of \$1,000.

I have reviewed my bid proposal and have identified any proprietary or confidential information contained in this RFP Tender submission in writing so that it is clearly identified and described for the Township of Southgate. This information will be redacted by the Clerk's Department prior to be released to the public if properly identified.

Bidders Acknowledgement

Disclaimer Statement and Sale Commitment Acknowledgement:

The Township makes no representation regarding the title to, crown interests or any other matters relating to the lands to be sold. Responsibility for ascertaining these matters rests with the potential bidder(s).

The Successful proponent will be required to pay all costs incurred or required to acquire the subject property, and other costs to transfer the property into his/her name, however, the Township of Southgate will provide all available reports on the property, at the Proponents request.

For further information regarding this opportunity, for a copy of the RFP documents, and a copy of the prescribed Form of Tender, please visit the Township's website at:

<https://www.southgate.ca/en/current-opportunities/tenders-and-rfps.aspx>

or contact:

Dave Milliner – CAO Township of Southgate @ 519-375-0122

Proposals are to be submitted in sealed envelopes marked as follows, and delivered to the address below:

Township of Southgate

Attention: Dundalk Olde Town Hall Building Sale Request for Proposals
185667 Grey Road 9
Dundalk, ON N0C 1B0

The closing date of the submission of Proposal will be at:

February 22nd, 2021 @ 2:00 pm

Proponent/Bidder Approval of their Proposal Submission

Dated at Thursday this 18th day of February, 2021

Firm Name (if applicable): Wellington Capital Corp.

Name of Bidder or Authorization Official: Ray Stanton

Title (if applicable): President

Signature:

