

## **Township of Southgate**

### **Administration Office**

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## **Staff Report CAO2021-079**

**Title of Report:** Southgate-Team Town Hall Dundalk Olde Town Hall Cultural Space Financial Commitment and Use Partnership Agreement Report

**Department:** Administration

**Council Date:** December 1, 2021

### **Council Recommendation:**

**Be it resolved that** Council receive Staff Report CAO2021-079 as information; and

**That** Council review and provide staff feedback on the Draft Southgate-Team Town Hall Dundalk Olde Town Hall Cultural Space Financial Commitment and Use Partnership Agreement as presented; and

**That** Council direct staff to forward the Draft Southgate-Team Town Hall Dundalk Olde Town Hall Cultural Space Financial Commitment and Use Partnership Agreement to Team Town Hall and Wellington Capital Corporation for their input; and

**That** Council direct staff to bring back the final version of the Southgate-Team Town Hall Dundalk Olde Town Hall Cultural Space Financial Commitment and Use Partnership Agreement for Council approval and consider approval by Municipal By-law at the December 15, 2021 meeting.

### **Background:**

The CAO has provided staff reports at the previous Council meeting as information and updates on the Team Town Hall's interest and proposals to operate the Dundalk Olde Town Hall as a cultural facility in partnership with the Township. Staff have also provided information on the Wellington Capital Corporation bid proposal to purchase the Dundalk Olde Town Hall. The Township also hosted a meeting on October 7<sup>th</sup>, 2021 in the Macintyre Building with Team Town Hall representatives, the proponent Ray Stanton representing Wellington Capital Corporation, Southgate Mayor John Woodbury and Southgate staff members from Recreation and the CAO's Office. As a result of all this information gathering and discussions the CAO created staff report CAO2021-069 and Council approved the following resolution:

**Moved By** Councillor Frew; **Seconded By** Councillor Rice;

**Be it resolved that** Council receive Staff Report CAO2021-069 as information; and That Council provide any feedback on the Olde Town Hall building sale conditions report in this report, the proponent bid response and the October 4<sup>th</sup>, 2021 meeting with Team Town Hall and the proponent Wellington Capital Corporation; and

**That** Council direct staff to develop an agreement of terms for consideration with Wellington Capital Corporation to sell the Dundalk Olde Town Hall to the bidder; and

**That** Council direct staff to develop an agreement with Team Town Hall for consideration related to their financial and operation commitments to the Township of Southgate realizing it is a good will agreement without assurance compensation beyond the pledged fundraising and surplus operating funds they raise.  
Carried No. 2021-586

**Staff Comments:**

Staff have drafted an agreement of terms and conditions for a Team Town Hall Agreement with the Township of Southgate in relation to the following:

1. Defines the use of the Dundalk Olde Town Hall building spaces assigned for cultural event uses.
2. Defines the use of the Dundalk Olde Town Hall building shared spaces being washrooms and kitchenette.
3. Team Town Hall's responsibility for the Dundalk Olde Town Hall building operating cost financial commitments to Wellington Capital Corporation.
4. Team Town Hall's responsibility for the Dundalk Olde Town Hall building annual lease payment commitments to Southgate; and
5. Team Town Hall's responsibility for the Dundalk Olde Town Hall capital, operating and maintenance costs.

Staff have presented this agreement for Council to review, provide feedback to staff. Once approved in draft staff will forward onto Team Town Hall and Wellington Capital Corporation for their review, approval and execution of the Southgate-Team Town Hall Dundalk Olde Town Hall Cultural Space Financial Commitment and Use Partnership Agreement. Staff will then present this agreement for Council approval.

**Financial Impact or Long-Term Implications**

There is no financial impact to the 2021 Budget to the municipality that will impact ratepayer taxation at the present time other than some costs for legal review of the agreement.

The financial impact in the 2022 budget could be from zero cost to \$18,000.00 for up to 6 months (\$3,000.00 per month) of cultural space lease payment, less the Team Town Hall portion of \$5,000.0 for the same 6 month period. The net Southgate lease payments for the 6 months from July to December, 2022 would up to \$13,000.00. Southgate has also committed in the agreement to make 3 annual payments of \$40,000.00 starting in 2022 through to 2024 to support capital project work in the Dundalk Olde Town Hall.

In 2023 and for the life of the 20 year lease agreement with Wellington Capital Corporation, Southgate will pay \$36,000.00 per year (\$3,000.00 per month), less

Team Town Hall's \$10,000.00 annual payment for use and operating the Dundalk Olde Town Hall as a Cultural Community space.

### **Communications & Community Action Plan Impact:**

This report has been written and presented to Council to communicate accurate information to the public.

### **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.

#### **Strategic Initiatives 4-B (2019-2023):**

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

### **Concluding Comments**

1. That Council receive staff report CAO2021-079 as information.
2. Council review and provide feedback on the Draft Southgate-Team Town Hall Dundalk Olde Town Hall Cultural Space Financial Commitment and Use Partnership Agreement.
3. Staff will forward the Draft Southgate-Team Town Hall Dundalk Olde Town Hall Cultural Space Financial Commitment and Use Partnership Agreement to Team Town Hall and Wellington Capital Corporation for their input.
4. Staff to create the final version of the Southgate-Team Town Hall Dundalk Olde Town Hall Cultural Space Financial Commitment and Use Partnership Agreement for Council to approve and consider approval of the agreement by Municipal By-law as early as the December 17, 2021 Council meeting.

Respectfully Submitted,

**CAO approval:** Original Signed By

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- Attachment 1 – Draft Southgate-Team Town Hall Dundalk Olde Town Hall Cultural Space Financial Commitment and Use Partnership Agreement