



**Old Town Hall Committee
Agenda**

July 23, 2024

7:00 pm

Electronic Participation Meeting via Zoom

Pages

1. Call to Order

2. Adoption of Agenda

That the Old Town Hall Committee hereby adopt the agenda of July 23, 2024, as presented.

3. Disclosure of Pecuniary Interest

4. Adoption of Minutes

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That the Old Town Hall Committee hereby adopt the minutes of June 25, 2024, as presented.

5. Discussion from Previous Minutes

6. Letter sent to County of Elgin Re: Rodney Library Re-Commitment

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7. Presentation - M. Badura

7

8. New Business

- Fundraising ideas- separate committee for this?
- Can we put a thermometer up?
- Strategy for Fundraising ex- sponsorship for certain things.
- What grants come out when. Who is writing these?
- Kick off date for fundraising
- Nail down a true answer from levels of government
- Is the date set for the back part to come down?
- Engage engineers and at what time do we do this

9. Other Items Requiring Discussion

10. Adjournment

That the Old Town Hall Committee hereby adjourn at _____pm, to meet again at _____ am/pm on _____, or at the call of the Chair.



Old Town Hall Committee Minutes

Date: June 25, 2024

Time: 3:00 pm

Present Taraesa Tellier, Chair
Mona Blain, Vice-Chair
Norma McPhail
Michelle Navackas
Angela Foreman-Bobier
Trin Hill

Regrets Magda Badura, CAO/Treasurer
Lee Gosnell, Manager of Operations and Community Services
James Voros

Staff Present Terri Towstiuc, Recording Secretary

1. Call to Order

Taraesa Tellier, Chair, called the meeting to order at 3:02pm.

2. Adoption of Agenda

Moved By Michelle Navackas

Seconded By Norma McPhail

That the Old Town Hall Committee hereby adopt the agenda of June 25, 2024, as presented.

Carried

3. Disclosure of Pecuniary Interest

None disclosed.

4. Adoption of Minutes

Moved By Mona Blain, Vice-Chair

Seconded By Michelle Navackas

That the Old Town Hall Committee hereby adopt the minutes of June 4, 2024, as presented.

Carried

5. Business Arising from Minutes

To be discussed in 6. New Business

6. New Business

6.1 Welcome to the New Committee Members

New members, Angela Foreman-Bobier, James Voros and Trin Hill, appointed by Council and joined the committee. Committee member J. Voros was unable to attend the meeting.

6.1.1 Open discussion & questions from new members

Questions from new members:

- If the concept plans are altered, can the existing grant be altered?
- Will the concept be duplicating services and facilities already offered in the municipality?
- Is the Economic Development Committee linked to the proposed project?
- What is the Revenue plan?

Items of Discussion:

- Creation of a Not-for-profit organization to run the facility, with a full-time staff member. This will create revenue to pay back the municipality of any potential funds borrowed.
- This will be like the Covent Garden Market or Centennial Hall in London. Councillor Navackas will continue to seek details for this.
- How to we create a non-profit agreement? How was Heritage Homes created?
- Health Centre to use space in the facility.
- Showcase museum exhibits and Indigenous History.

- Multi-purpose space for arts, music and culture. Dance classes, wedding, community space, music & art classes.
- Sub-committee for fundraising.
- Grant options - Rural Economic grant or Canada Cultural Spaces.
- Need for a vision and mission first.
- Certified kitchen, hall rental, theatre/music, sound, lights, flooring (dance lessons) sloped floors, risers/chairs, cooking lessons, teen and men's cooking classes (health center).
- Accessibility grant for the elevator and ramp for stage, for full inclusivity.
- Corporation matching.
- Possible option for a food bank.
- Basement not included in grant received - 5-to-10-year project.
- \$25,000 funding from the Funeral Home for the washroom, being held in a fund with the Municipality.
- Committee to focus on the mission and vision, what grants are available now, and to plan and hold a stakeholder meeting in September (Fall 2024) and invite all potential stakeholders for the project.

6.2 Clerks Report Presented to Council, June 13, 2024

After discussion, Council passed the following recommendation:

That West Elgin Council hereby receives the report from Terri Towstiuć, Clerk Re: Old Town Hall Options; And

That Council remain status quo, and request staff to bring options forward to pursue a non-profit, board of management for the Old Town Hall, at a future meeting if council.

6.3 Non-profit organization discussion

7. Other Items Requiring Discussion

Michelle Navackas advised that the Economic Development Committee was successful in obtaining a grant of up to \$150,000 for a "Roots and Revival" festival. This was initially going to be held during blueberry season, but with timing, it will be a fall festival. This will showcase local music, arts and culture during a week-long event.

8. Adjournment

That the Old Town Hall Committee hereby adjourn at 3:57 pm, to meet again at 7:00 pm on Tuesday, July 16th, or at the call of the Chair.

Carried

Taraesa Tellier, Chair

Terri Towstiuc, Recording Secretary



The Municipality of West Elgin

22413 Hoskins Line, Rodney, Ontario N0L 2C0

July 19, 2024

The Corporation of the County of Elgin
450 Sunset Drive
St. Thomas ON

Attention:
Mr. Blain Parkin
CAO/Clerk

Ms. Katherine Thompson
Manager of Administrative Services / Deputy Clerk

Re: West Elgin Council Motion – Elgin County Commitment, Old Town Hall, Rodney Library

At the regular meeting of Council, July 18, 2024, Council of the Municipality of West Elgin passed the following motion:

Whereas the Municipality of West Elgin was approved in 2019 for the Investing in Canada Infrastructure Program; Community, Culture and recreation Stream for the renovation Old Town Hall, Rodney; And

Whereas, on October 24, 2019, the County of Elgin provided a letter of support, in principle, to relocate the Elgin County Library (Rodney Branch) to the renovated Old Town Hall, upon completion; And

Whereas the successful grant application included the provision of the Rodney Library being a vital component of the renovated Old Town Hall;

Therefore, the continuation of the proposed renovation requires the continued commitment of the Elgin County Council and the Elgin County Library (Rodney Branch);

*Now be it resolved that the Council of the Municipality of West Elgin hereby requests a revised letter of commitment from the County of Elgin Council, to proceed with the relocation of the Rodney Library, to the renovated Rodney Old Town Hall, upon completion. **Carried.***

On behalf of West Elgin Council, I kindly request that you publish this motion on the next available County of Elgin Council agenda, for discussion and consideration.

Sincerely,

Terri Towstiuic
Municipal Clerk

P: 519.785.0560 x 222
F: 519.785.0644

E: clerk@westelgin.net
www.westelgin.net



Municipality of West Elgin
22413 Hoskins Line,
Rodney, ON
N0L 2C0
c/o Mayor McPhail

Dear Mayor McPhail and Members of West Elgin Council,

On behalf of Elgin County Council, I am writing to indicate Council's support, in principle, of the Corporation of West Elgin's application to the Investing in Canada Infrastructure Program: Community, Culture and Recreation Stream.

As the upper-tier government responsible for the provision of library services throughout Elgin County in facilities provided by lower-tier governments, we are thrilled to play a key role in this exciting project as your anchor tenants. The Rodney Library has served as a vital community resource in West Elgin for many years. The activities, services and programs offered through the library strengthen the community and your plan to repurpose this facility indicates that both West Elgin and the County of Elgin recognize the need for a library space that aligns with growing community demand.

Providing library and cultural services in the unique and treasured former Community Hall will undoubtedly enhance the vibrancy of the neighbourhood and provide additional opportunities for civic and cultural engagement. The proposed renovation offers dynamic and flexible space for a wide range of services that will align ideas, people and resources around a shared vision and endeavour to realize the Community's creative and cultural potential.

With additional space, library and cultural services enhancements include additional programming, flexible community mixed-use space and interactive creative, historic and art spaces. Our work to promote the understanding, appreciation, conservation and enjoyment of library, culture and the arts would be enhanced through this project.

The Rodney Library is a booming hub in the rural community of Rodney - with over 10,000 visitors per year. Enhancing the overall footprint of this space is an essential step in supporting and strengthening your rural community and we share in West Elgin's enthusiasm for this project and offer encouragement as you envision the future of this landmark space with your community.

Yours Very Truly,

Julie Gonyou

Chief Administrative Officer

cc. West Elgin Council - Investing in Canada Infrastructure Program: Community, Culture and Recreation Stream Application

County of Elgin
Administrative Services
450 Sunset Drive
St. Thomas, ON N5R 5V1
Phone: 519-631-1460
www.elgincounty.ca

The Old Town Hall Facts

Is Old Town Hall Renovation Feasible?

- July 06, 2021 – the grand funding application was approved successfully, allowing the Municipality to proceed with renovations totaling **\$2,516,250.00**

 - Federal Contribution - \$ 1,006,500.00
 - Provincial Contribution - \$ 838,666.00
 - Municipal Contribution - \$ 671,084.00
- \$ 2,516,250.00**



Old Town Hall Grant



Project must be completed by March 31, 2027

Questions in regards to the timeline extension have not been answered.

Questions about change of the scope of work have not been answered.

Based on opinion from engineers and contractors a projected cost for this project is **\$7M**

Old Town Hall – Loan Interest Calculation

Loan Information		Summary	
Loan Amount	5,000,000.00	Rate (per period)	0.417%
Annual Interest Rate	5.00%	Total Payments	7,919,468.46
Term of Loan in Years	20	Total Interest	2,919,468.46
First Payment Date	1/1/2025	Est. Interest Savings	-
Payment Frequency	Monthly		
Compound Period	Monthly		
Payment Type	End of Period		
Rounding	On		
Monthly Payment	32,997.79		

Funding options available



ICIP Grant	\$ 1,845,166.00
Building Reserves	\$ 154,834.00
Long-term Financing	\$ 5,000,000.00
Total	\$ 7,000,000.00
Estimated Interest on LT Financing	<u>\$ 3,000,000.00</u>
Total Project Cost	\$10,000,000.00

Old Town Hall Annual Revenue & Operating Expenses Projection

County of Elgin – Library	\$ 50,000.00
Utilities	-\$ 12,000.00
Insurance	-\$ 5,000.00
Janitorial	-\$ 12,000.00
Repairs & Maintenance	-\$ 5,000.00
Loan Repayment (Principal & Interest)	<u>-\$ 396,000.00</u>
Annual Deficit	-\$ 380,000.00



Comments and Questions from Council

