



**KINSMEN BUILDING ADVISORY PANEL
MEETING MINUTES**

Held on Wednesday April 6th, 2022 at 4:30 PM
Gordon K. Brown Council Chambers, Town Hall, located at 30 King Street East

Advisory Panel Members Present	Staff Present
Ted Lojko, Mayor	Shellee Fournier, CAO
Dave Anderson, Deputy Mayor	Lynsey Zufelt, Recording Secretary
David Osmond, Councillor	
Linda McCauley	
Jim Garrah	
Marion Sprenger	
Sarah Johnson	
Chris McDonald	
Sal Snowden	
Regrets:	
Joanne Lancaster	
Don Matthews	

1.	Call Meeting to Order
	Mayor Lojko called the meeting to order at 4:33 PM.
2.	Disclosure of Pecuniary Interest & General Nature Thereof – None
3.	Public Question(s)/Comment(s)
	<ul style="list-style-type: none"> Ann-Marie Koiner addressed the Panel, noting Municipal building function and purpose, as well as rates and capital/operating budget.
	<ul style="list-style-type: none"> Peter Jarret noted that the Town should continue to own the subject property.
*** Member Sarah Johnson joined the meeting at 4:37 ***	
4.	Disclosure of Additional Items – None
5.	Approval of Minutes – March 10th and 16th, 2022
	<p>Motion-KBAP-2022-02 MOVED BY: Marion Sprenger SECONDED BY: Dave Anderson</p> <p>BE IT RESOLVED THAT THE KINSMEN BUILDING ADVISORY PANEL ADOPTS THE MINUTES OF THE MARCH 10TH AND MARCH 16TH MEETINGS.</p> <p align="right">• CARRIED</p>

6.	<p>Unfinished Business</p> <ol style="list-style-type: none"> 1. Mike Dakin, CRCA – CAO Shellee Fournier read the highlights of the letter, providing clarification on setbacks. While the building sits outside of the floodplain, the unstable slope is a concern and should be addressed/mitigated if necessary. A geo-technical assessment would provide information. 2. Summary of Annual Operating Costs and Reserve Balance – Mayor Lojko went over the spreadsheets with operating costs and property taxes and noted that certain expenditures as in past years will not apply moving forward. Discussion on taxation of certain buildings took place, and it was noted that core municipal buildings are generally tax-exempt. 3. Sample: Expression of Interest – Town of Smiths Falls – Shellee Fournier explained that was provided to the Panel as a sample.
7.	<p>Correspondence</p> <ul style="list-style-type: none"> • Linda McCauley – Linda, being present, advised that she will speak to her correspondence in her report. • Vanessa Nicol – A letter of support for the Thousand Islands Youth Boxing Club to retain the site for the future use of the Club.
8.	<p>Notice of Motion</p> <ul style="list-style-type: none"> • Mayor Lojko opened the discussion regarding the Notice of Motion, citing that the purpose is for information gathering. The Panel was divided on the timing of issuing an EOI at this point in the process and questioned the wording of the Motion as it potentially narrows the scope of use for the property.
<p>Notice of Motion – Issue Expression of Interest – Marion Sprenger</p>	
	<p>MOVED BY: David Osmond SECONDED BY: Marion Springer</p> <p>BE IT RESOLVED THAT THE MOTION BE AMENDED TO READ AS FOLLOWS:</p> <p>BE IT RESOLVED THAT THE KINSMEN BUILDING ADVISORY PANEL RECOMMENDS TO COUNCIL TO MOVE FORWARD WITH AN EXPRESSION OF INTEREST FOR THE LEASE AND/OR PARTNERSHIP TO DEVELOP ON AN “AS IS” BASIS OF 400 STONE STREET NORTH, PART LOT 84 (PART 2, PART 6 AND PART 7), FOR COMMUNITY USE AND/OR PROGRAMMING.</p> <p style="text-align: right;">DEFEATED – 3 Ayes, 6 Nays</p>
	<p>Motion-KBAP-2022-03</p> <p>MOVED BY: Marion Sprenger SECONDED BY: David Osmond</p> <p>BE IT RESOLVED THAT THE KINSMEN BUILDING ADVISORY PANEL RECOMMENDS TO COUNCIL TO MOVE FORWARD WITH AN</p>

EXPRESSION OF INTEREST FOR THE SALE OR LEASE AND DEVELOPMENT ON AN "AS IS" BASIS OF 400 STONE STREET NORTH, PART LOT 84 (PART 2, PART 6 AND PART 7).

DEFEATED – 1 Ayes, 8 Nays

9. Presentation by Staff (Others)

1. Shellee Fournier, CAO – Review of Options #3 and #4 – Lease Municipal Use or Function and Lease Non-Municipal Use or Function

- CAO Shellee Fournier presented a PowerPoint regarding a Review of Options to be discussed; specifically, Option #3 and #4.
- At this time, the Panel reviewed the possible uses related to core municipal function and non-municipal functions including but not limited to discussion on potential needs, costs, user fees, and staffing.

2. The following was discussed/stated by Panel members:

- There are many potential uses for the property: Seniors Centre, Youth Centre, Library, Economic Development Purposes, Service Clubs and Other community organizations or a "Community Hub".
- Further examination of community needs and existing facilities within Town is necessary.
- There is worth in seeking expertise with established organizations (such as the YMCA) to explore the benefits and requirements of leasing to a programmer.
- Factors that the Panel was advised to consider:
 - Any Municipal Use function will require Town Staff and Increased Taxation and/or User Fees,
 - Service level expectations,
 - Affordability,
 - Current and future population growth sustainability

The Chair asked Panel Members to identify their thoughts and preference regarding the 4 options:

- Deputy Mayor Anderson: Municipal Use. Experts should be invited to present to the Panel.
- Member Jim Garrah: Municipal Use. Possibly Public-Private Partnership. Should be investigated with organizations and the Public.
- Member Marion Sprenger: Municipal Use: Should be up to Council to re-allocate funds and to prioritize budget monies to support a community hub.
- Member Sarah Johnson: Undecided. Does not support demolition.
- Member Linda McCauley: Municipal Use. Have a self-sufficient non-profit model with Municipal Use.
- Member Chris MacDonald: A business Model is needed to support

	CARRIED – UNANIMOUS	
10.	Questions from the Media – None	
11.	Next Meeting – Wednesday, April 20, 2022 at 4:30 PM – Lou Jeffries Arena – Upstairs	
12.	Adjournment	
	<p>Moved by: Deputy Mayor Dave Anderson</p> <p>Be it resolved that Council hereby adjourns the April 6th, 2022 meeting at 7:09 PM.</p> <p style="text-align: right;">CARRIED – UNANIMOUS</p>	
	<hr/> Ted Lojko, Chair	<hr/> Lynsey Zufelt, Recording Secretary