

The Corporation of the Town of



**KINSMEN BUILDING ADVISORY PANEL
MEETING MINUTES**



Held on Thursday, March 16, 2022 at 4:30 PM
Kinsmen Building located at 400 Stone Street North

| Advisory Panel Members Present | Staff Present |
|---------------------------------------|---------------------------|
| Ted Lojko, Mayor | Shellee Fournier, CAO |
| Dave Anderson, Councillor | Penny Kelly, Clerk / CEMC |
| David Osmond, Councillor | |
| Jim Garrah | |
| Joanne Lancaster | |
| Don Matthews | |
| Chris McDonald | |
| Sal Snowden | |
| Marion Sprenger | |
| Sarah Johnson | |
| Linda McCauley | |

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| 1. | Call Meeting to Order |
| | Mayor Lojko called the meeting to order at 4:35 PM. <ul style="list-style-type: none">• Mayor Lojko welcomed Don Matthews to the Advisory Panel. |
| 2. | Disclosure of Pecuniary Interest & General Nature Thereof – None |
| 3. | Public Question(s)/Comment(s) |
| 4. | Disclosure of Additional Items – None |
| 5. | Approval of Minutes – Thursday, March 10, 2022 |
| | <ul style="list-style-type: none">• The Minutes from Thursday, March 10, 2022, will be circulated with the next meeting Agenda. |

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| 6. | Presentation by Staff (Others) |
| | <p>1. Shellee Fournier, CAO – Review of First Two Options: Option #1 – Demolish and Option #2 – Sell</p> <ul style="list-style-type: none"> • Shellee distributed hard copies of a PowerPoint presentation entitled “Kinsmen Building” (attached). • It was noted the Advisory Panel are being presented with two (2) options during this meeting for information and two (2) further options (Lease – Municipal or Lease – Non-Municipal Use) would be presented at the next meeting. • At this time, the Panel is reviewing each of the component parts with respect to the future of the building. No decision is expected to be made at this meeting. <ul style="list-style-type: none"> • The following was discussed/stated by Panel members regarding Option #1 – Demolish and Repurpose: <ul style="list-style-type: none"> • The Town has decent outdoor facilities, trails and parklands. The Kinsmen building should be kept and used as a Community Centre for seniors and youth. Should be maintained as a municipal building. • The Town could sell the building and maintain/leaseback the land. This would be a cumbersome, but it can be done. • The building condition assessment report that was completed does not address the shoreline erosion/remediation costs. • The building should be upgraded as required and maintained. • Council should consider restoring and selling (as an asset). • Should the building be demolished it could take up to two or three years before a new build is constructed. Delay in providing a community centre for youth and seniors (i.e. Demolition Permit, Building Permit, CRCA, Environmental Assessment etc.). • Keeping waterfront property is important to the Town. • Demolishing and keeping as a passive green space would be the cheapest option (est. \$70,000). • Should the building be demolished and maintained as a passive green space, an environmental assessment would not be required. |
| | <ul style="list-style-type: none"> • The following were discussed regarding Option #2 – Sell and Reinvest: <ul style="list-style-type: none"> • The Advisory Panel were provided with the Building Condition Assessment of fifteen (15) other municipal facilities contained in Staff Report Council-CS-2022-01. |

| Facility | 0-5 Year Capital \$ | 6-10 Year Capital \$ | Total 10 Year Capital \$ |
|--------------------------------|---------------------|----------------------|--------------------------|
| Arena Lou Jeffries* | \$ 1,979,875 | \$ 913,890 | \$ 2,893,765 |
| Town Hall | \$ 270,250 | \$ 150,500 | \$ 420,750 |
| Kinsmen Hall | \$ 396,145 | \$ 453,912 | \$ 850,057 |
| MYFM/1000 Islands Kayak | \$ 289,400 | \$ 55,850 | \$ 345,250 |
| Clock Tower | \$ 162,350 | \$ 3,500 | \$ 165,850 |
| Visitors Center Building | \$ 460,320 | \$ 231,700 | \$ 692,020 |
| Customs Office | \$ 18,950 | \$ 71,350 | \$ 90,300 |
| Little Pump House | \$ 39,175 | \$ 4,000 | \$ 43,175 |
| Public Works Building (Office) | \$ 58,360 | \$ 17,540 | \$ 75,900 |
| Public Works Shop (Garage) | \$ 155,920 | \$ 292,854 | \$ 448,774 |
| Visitor Centre Shelter* | \$ 26,900 | \$ 5,920 | \$ 32,820 |
| Bandshell (Town Hall Park) | \$ 18,500 | \$ 19,400 | \$ 37,900 |
| Gazebo Kinsmen Park | \$ 16,260 | \$ 10,500 | \$ 26,760 |
| Public Works Sand Dome | \$ 78,400 | - | \$ 78,400 |
| Parks Rec Dirt Building | \$ 125,615 | - | \$ 125,615 |
| TOTAL | \$ 4,096,420 | \$ 2,230,916 | \$ 6,327,336 |

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| | <ul style="list-style-type: none"> • The following matters/items were discussed regarding Option #2 – Sell and Reinvest: <ul style="list-style-type: none"> • The appraised value of the building is \$330,000, real estate opinion is \$475,000 and assessed by MPAC at \$480,000. • The building will more than likely be sold “as is”. • Shellee advised that the Town of Smiths Falls is in a similar situation regarding its former Water Treatment Plant and issued a Request for Proposal (RFP) seeking interested developers. • Should the Advisory Panel wish to move forward with an Expression of Interest (EOI) or RFP, a motion to Council would be required for review and consideration, as well, the recommendation should include a request to extend the Kinsmen Building Advisory Panel’s end date, as information would not be available for review until after May 1st. • Benefit to selling would be that the monies received could be applied to fund other assets/programs and; taxation revenue generation on an ongoing basis. |
| 7. | Correspondence |
| | 1. Councillor Osmond - Spreadsheet |
| | <ul style="list-style-type: none"> • Councillor Osmond explained that this spreadsheet has been provided for the Panel’s review, and; provided an overview of the spreadsheet. |
| 8. | New Business |
| | 1. Advisory Panel Composition Change (resignation of Jayne Curtis) – Council to Appoint Replacement at March 15th Council Meeting |
| | <ul style="list-style-type: none"> • Mayor Lojko advised that Jayne Curtis resigned her position on the Advisory Panel, due to work commitments, and; Council appointed Don Matthews to fill the vacancy. |
| 9. | Discussion of Additional Items – None |
| 10. | Questions from the Media – None |
| 11. | Next Meeting – Wednesday, April 5, 2022 at 4:30 PM – Council Chambers |
| 12. | Adjournment |
| | <p>Moved by: Councillor Osmond Be it resolved that Council hereby adjourns the March 16th, 2022 meeting at 6:12 PM.</p> <p style="text-align: right;">CARRIED – UNANIMOUS</p> |
| <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">  <hr/> Ted Lojko, Chair </div> <div style="text-align: center;">  <hr/> Penny Kelly, Clerk / CEMC </div> </div> | |