
HALDIMAND COUNTY

Report CDP-03-2021 Community Partnership Program – Hagersville Public Library + Active Living Centre Project Update



For Consideration by Council in Committee on June 22, 2021

OBJECTIVE:

To obtain Council approval for the initiation of a community capital fund-raising campaign and associated activities—including applying for third-party grants and undertaking the sale of the Hagersville Community Centre—to support the construction of the Library + Active Living Centre (ALC) in Hagersville.

RECOMMENDATIONS:

1. THAT Report CDP-03-2021 Community Partnership Program – Hagersville Public Library + Active Living Centre Project Update be received;
2. AND THAT the construction of an Active Living Centre (ALC)—to replace the existing Hagersville Community Centre—being co-located with the proposed Hagersville Public Library in Grant Kett Park, be approved in principle;
3. AND THAT construction of the co-located Library + ALC is conditional upon the community raising and depositing, with Haldimand County, a \$1 million contribution comprised of \$453,720 towards the ALC and \$578,620 for the Library before construction begins;
4. AND THAT the community fund-raising committee campaign be conducted in compliance with Haldimand County’s Finance Division guidelines associated with the acceptance of donations for a Council-approved capital project;
5. AND THAT, as part of the community fund-raising campaign, the Hagersville Chamber of Commerce - as owner of the Hagersville Community Centre, subject to an operating agreement with Haldimand County - be granted approval to conduct due diligence and the sale of the Community Centre, with the net sale proceeds to be deposited with Haldimand County to support the ALC construction.

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Reviewed and respectfully submitted: Mike Evers, MCIP, RPP, BES, General Manager of Community & Development Services

Approved: Craig Manley, MCIP, RPP, Chief Administrative Officer

EXECUTIVE SUMMARY:

During 2021 Capital Budget deliberations, Memorandum CAO-M02-2021 was presented outlining a potential fund-raising and construction timeline for the proposed Hagersville Public Library + Active Living Centre complex, to be located at Grant Kett Park. The new co-located facility—anticipated to be constructed in 2024—would replace the existing Hagersville Public Library and Hagersville Community Centre, incorporating additional programming space based on community need and benefit as well as potentially housing the OPP’s Hagersville Community Policing office.

Among the funding details of the project is a requirement for the community to raise approximately \$1 million towards the combined Hagersville Public Library + Active Living Centre, comprising approximately 10% of the total anticipated project budget. This condition is in keeping with similar community/County partnership projects to construct major assets, including the Cayuga and Dunnville Arenas.

At this time, a community committee has approached the County with a request to begin fund-raising as soon as possible in recognition of the fact it could take 18-24 months to meet the financial commitment. The group has presented a preliminary fund-raising plan which includes a combination of grassroots and corporate fund-raising, applications for third-party grants and the sale of the Hagersville Community Centre, which is owned and operated by the Hagersville Chamber of Commerce. Fund-raising events may be considered in the future; however, the ongoing pandemic may limit this activity.

Council approval is required to allow the committee to fund-raise for this project and in order to meet County financial policies and procedures associated with accepting donations and providing receipts for income tax purposes.

BACKGROUND:

Hagersville—which has been identified as being the second-fastest-growing urban community in Haldimand County, especially for youth and seniors—has a shortage of accessible public buildings and spaces for recreation, leisure and community socialization. In particular, the current Community Hall is approximately 100 years old and has challenges associated with accessibility and functionality.

As well, the existing Hagersville Public Library, while enjoyed by residents since 1945, is limited in terms of accessibility, programming and service spaces and parking. The Library was scheduled to be replaced in 2020; however, the County delayed this project in order to apply for Green Infrastructure funding which would have facilitated the construction of a new, co-located community asset: the Hagersville Public Library + Active Living Centre (ALC).

The new, integrated facility is intended to be located in Hagersville's Grant Kett Park, a large downtown green space which already includes the Arena, three ball diamonds and associated amenities as well as a natural amphitheatre used for events such as Hagersville Rocks.

Although the Infrastructure application was unsuccessful, staff and Council recognized the need for the enhanced facility, and the concept has now been incorporated into the County's Tax-Supported Capital Budget with an estimated construction start of 2024.

Further, since the relocation of County staff from the Hagersville Satellite Office (HSO) to the new Haldimand County Administration Building (HCAB), the majority of the HSO building has been vacant, with the exception of the small office currently occupied by OPP Community Policing. A report regarding the future of the HSO will be provided at a later date for Council's consideration; however, there may be potential for the relocation of OPP Community Policing to the new Library + ALC as it aligns with the service delivery model of the proposed facility.

ANALYSIS:

Project Concept:

The new facility, as currently designed, is a combination of library/community hub space, with the Library encompassing 667 sq. m. while the Active Living Centre (ALC) includes 515 sq. m. of accessible, functional and flexible space.

The ALC will take a holistic approach to the physical and emotional well-being of residents and visitors through activity and mental, spiritual, cultural and social engagement and will include:

- Arts and culture exhibit areas;
- Programming, education and meeting spaces of varying sizes;
- A commercial kitchen;
- Activity spaces for youth/children/seniors; and
- An attached outdoor pavilion space and washroom facilities that will serve the building and users of the surrounding Park amenities.

It is important to note that the current concept, size and functions of the building are preliminary and that, prior to construction, further community engagement and consultation, needs analysis, design work and construction costing are required.

Project Need:

Hagersville has been identified as being the second-fastest-growing urban community in Haldimand County—particularly for youth and seniors—with the second-lowest average individual income. It is anticipated the town will grow by 30% by 2026 from its current population of 3,100.

The project will also serve the neighbouring towns and hamlets of Springvale, Garnet and Nelles Corners, building on existing operating partnerships (Haldimand Abilities Centre, Chamber of Commerce) to create new and accessible programming (low cost, no cost) and provide a contemporary community facility space for this growing area.

The Hagersville Public Library + Active Living Centre will offer an innovative and cost-efficient approach to service delivery. The design incorporates fully-accessible, flexible and functional public spaces for multi-purpose and multi-generational activities (small- or large-group).

Fund-Raising Plan:

Given the size and scope of the proposal, the new ALC is not suitable for funding through the Community Partnership Program (relative to the resources available through the program); however, the principles of the CPP policy have been used to review and assess the community request.

In keeping with previous capital projects undertaken in partnership between the community and County, the Library + ALC budget will require a contribution in the amount of \$1 million from the community before construction can begin. The community committee has identified it will use traditional fund-raising activities such as grassroots and corporate solicitation and third-party grant writing; it will also work with the Hagersville Chamber of Commerce to sell the existing Community Centre and use the proceeds as part of the community contribution.

Current County policy also deems that the community contribution must be ‘in hand’ prior to the start of construction.

The committee would like to begin fund-raising as soon as possible given the goal is significant and could take 18-24 months to achieve, followed by a period of community consultation and design development.

Next Steps:

Staff recommend the community committee be allowed to begin its fund-raising activities immediately, including working with the Hagersville Chamber of Commerce to sell the Community Centre in keeping with the recommendations of report CDP-03-2021.

It is expected that a future memorandum or report will be provided to Council with the details of a recommended purchaser of the Hall before the sale is completed. Net proceeds of the sale will be provided to the County for use towards the ALC project.

FINANCIAL/LEGAL IMPLICATIONS:

Not applicable.

STAKEHOLDER IMPACTS:

The report was developed in collaboration with staff from Finance and Legal & Support Services.

REPORT IMPACTS:

Agreement: No

By-law: No

Budget Amendment: No

Policy: No

ATTACHMENTS:

1. Hagersville Public Library + Active Living Centre Conceptual Rendering – Grant Kett Park.
2. Hagersville Community Centre Operating Agreement.