The Five Points Community Centre

Central Manitoulin Recreation Infrastructure Committee

Revised 02/26/2023

The Five Points

Providence Bay, Spring Bay, Mindemoya, Big Lake & Sandfield

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Introduction

The Recreation Infrastructure Committee is conducting their due diligence in searching for common goals and solutions for Central Manitoulin Recreation Infrastructure so that future generations can look back and say that it was done right and that all options were explored properly at the time.

To this point the committee has found that the most feasible option is a new multi-use facility dubbed the “Five Points Community Centre” with an economically viable arena and a partitioned multi-use area with room for phased in expansion in the heart of the Municipality at the Municipal Complex property in Mindemoya, ON.

A tightly controlled budget with cost recovery from energy efficiency and green technology investment with an aim for a Net-Zero facility will be at the forefront of the project to make it a reality.

Working together the communities of Central Manitoulin can come together to create a solid plan for the future and bring under control expenditures on old infrastructure maintenance, retrofits and accessibility upgrades while revitalizing Central Manitoulin.

Mandate & Terms of Reference

A Refresher on the Recreation Infrastructure Committee

Mandate

To explore the feasibility of all recreational facilities and venues with an emphasis on a multi-use recreational facility.

Objectives

To gather and evaluate relevant information related to recreation services for the purpose of improvement. To evaluate the ability of the current facilities to meet the identified needs of community members and user groups.

Council Motion November 12, 2020

287-2020 MOTION: Johnston and Shaffer

That Council directs the Central Manitoulin Recreation Infrastructure Committee to use the Terms of Reference (ToR) of the previous Central Manitoulin Recreation Centre Committee as a template to develop its own ToR for consideration of Council, and further that the first objective of the Central Manitoulin Recreation Infrastructure Committee (CMRIC) is to provide options for the repair, renovation or replacement of the Mindemoya Arena, which are in line with the final recommendations of the 2019 Recreation Centre Feasibility Report, and further that the CMRIC will report directly to Council…….carried.

Needs of the Community

Not Just a Hockey Rink

It should be noted up front that, the predecessor to this committee, The Recreation Centre Committee and Council were presented with a not often seen opportunity to apply for millions of dollars of capital in a combined Provincial/Federal program through Infrastructure Canada that would have produced a larger multi floor project that completed many of the current and future goals at once with some added aesthetic elements.

That application was not successful and without the large amounts of government capital investment this committee, The Recreation Infrastructure Committee has scaled back that vision significantly to reflect the immediate need, and basic functionality that is an affordable, phased in build for the Community of Central Manitoulin. One committee member likes to refer to it as just a “meat and potatoes” version.

The committee has found that the needs of the growing community do not fit into a repair, renovation/retrofit of the Mindemoya Arena or Providence Bay Arena.

Usages For All Ages & Abilities

Minor Hockey, Adult Hockey, Figure skating, Skating Lessons, Hockey Tournaments , Hockey and Figure Skating Clinics, Baseball/Softball, Community Meals, Fundraisers, Public Skating, Birthday Parties, Company and Family Rentals, Elementary and Secondary School Skating & Hockey, Ball Hockey, Roller Blading , Broom Ball, Indoor Soccer, Assemblies, Trade Shows & Exhibitions, Fairs, Festivals, Concerts, Performances, Workshops and Seminars, Court Sports, Basketball, Volley Ball, Badminton, Pickleball, Aerobics, Tai Chi, Yoga, Palates, Zumba, Dance Classes – Ballet and Modern, School Functions, Christmas and March Break Camps, Summer Programs & Day Camps, Education/Classes, Youth and Adult Drop in Athletic programs, Carpet Bowling, Shuffle Board, Card Games and Tournaments, Markets, Archery, Commercial Rentals, Weddings, Receptions, Emergency Shelter and Warming Station, Quilting, Martial Arts, Club Meetings, Physiotherapy, Seniors Programming, cooking classes

User Groups

Central Manitoulin Public School – currently at 218 school students.

Potential for Manitoulin Secondary School Programs

Lions Clubs – Dances, Bake Sales, Fundraisers, Festivals

Minor Hockey League

Adult Hockey Leagues – Providence Bay Adult Hockey, Lakers, Hackers

Community Living Manitoulin – Special Olympics

Private Rentals for Events – Weddings, Reunions, Birthdays

Business Community

Baseball/Softball – Brewers, Children's Baseball, Pearson Cup

Manitoulin Health Centre

The Hospital Auxiliary

Pearson Cup Baseball

Manitoulin Family Resources

Farmers and Community Markets

Festival and Trade Show Organizers

Exercise/Recreation Businesses – Yoga, Dance, Tai Chi, Pickle Ball, Clinics etc.

Skills Training and Learning Groups, Sewing, Cooking etc.

Card Playing Groups

Quilters Groups

Size Matters

In the community there is a lot of discussion about rink surface and what constitutes a suitable ice surface.

- The Town of NEMI is 85’ x 185’
- Mindemoya Arena 72’ x 175’
- Providence Bay 65’ x 165’

The Providence Bay ice surface is 13 percent smaller than that of Mindemoya, but of somewhat greater concern is that the ice surface is 30 percent smaller than the norm, at **37 percent difference between the close to regulation-size ice surface in Little Current and that of Providence Bay.** If Providence Bay was widened in the same fashion as Mindemoya Arena it could feasibly gain about 5 feet. Also, that you would have to build out an addition like Mindemoya Arena has to allow access and viewing around the arena. The south side has the hallway with the dressing room and the north side has the ice resurfacer room, which would make expanding either side for viewing or walking around the ice surface like Mindemoya Arena more difficult. If widened it would be similar to the issue in Mindemoya where it is widened to its max to the main arches, where it is difficult to see game play with the arches in the way. The other consideration as mentioned above is that you would lose all of your viewing area on the south side of Providence Bay Arena.

If building new, the committee thinks that the current standard of ice rink surface size of 200’ x 85’ should be part of the build. This would allow for more opportunity for the facility by way of hosting events and keep the facilities rink surface size relevant into the future. To house the ice sheet size and all other internal infrastructure the committee came up with a base building footprint size of 280’ x 170’ to start the planning phase.

The Reality of the Future

Based on immediate need outlined in the direction from Council, the mandate replacing the communities aging arenas, specificallythe Mindemoya Arena which has the largest usership and the most expense currently for future capital improvements. The secondconsideration is the desire to build it as a multi-use facility, that is not only for hockey but is capable of supporting other recreation, events and activities, including the recreation infrastructure that exists like ball fields at a desired building location. Thecommittee has determined that neither the aging Mindemoya Arena or Providence Bay Arena fit the needs of our growing community and further that any rehabilitation or expansion projects would not be cost and usage effective to fit the current and future needs of the community.

Further to that distinction the committee came up with a working title name for the project to differentiate it from previous proposals, "**The Five Points Community Centre."** As mentioned earlier five points represent all 5 major communities and associated geographic areas in Central Manitoulin that would have immediate benefit from this project. Spring Bay, Providence Bay, Mindemoya, Big Lake and Sandfield. The current and future community direction should and can be a Municipality as a whole,not what one community wants holding back the rest of the community in historic grievances.

This committee believes the vast majority of current and future residents/taxpayers just want to see a functional, economically feasible multi-use infrastructure that stops the wasted spending on multiple, overlapping, underutilized older buildings when thatmoney could go towards and we could plan properly for one main new facility that has everyone's future in mind.

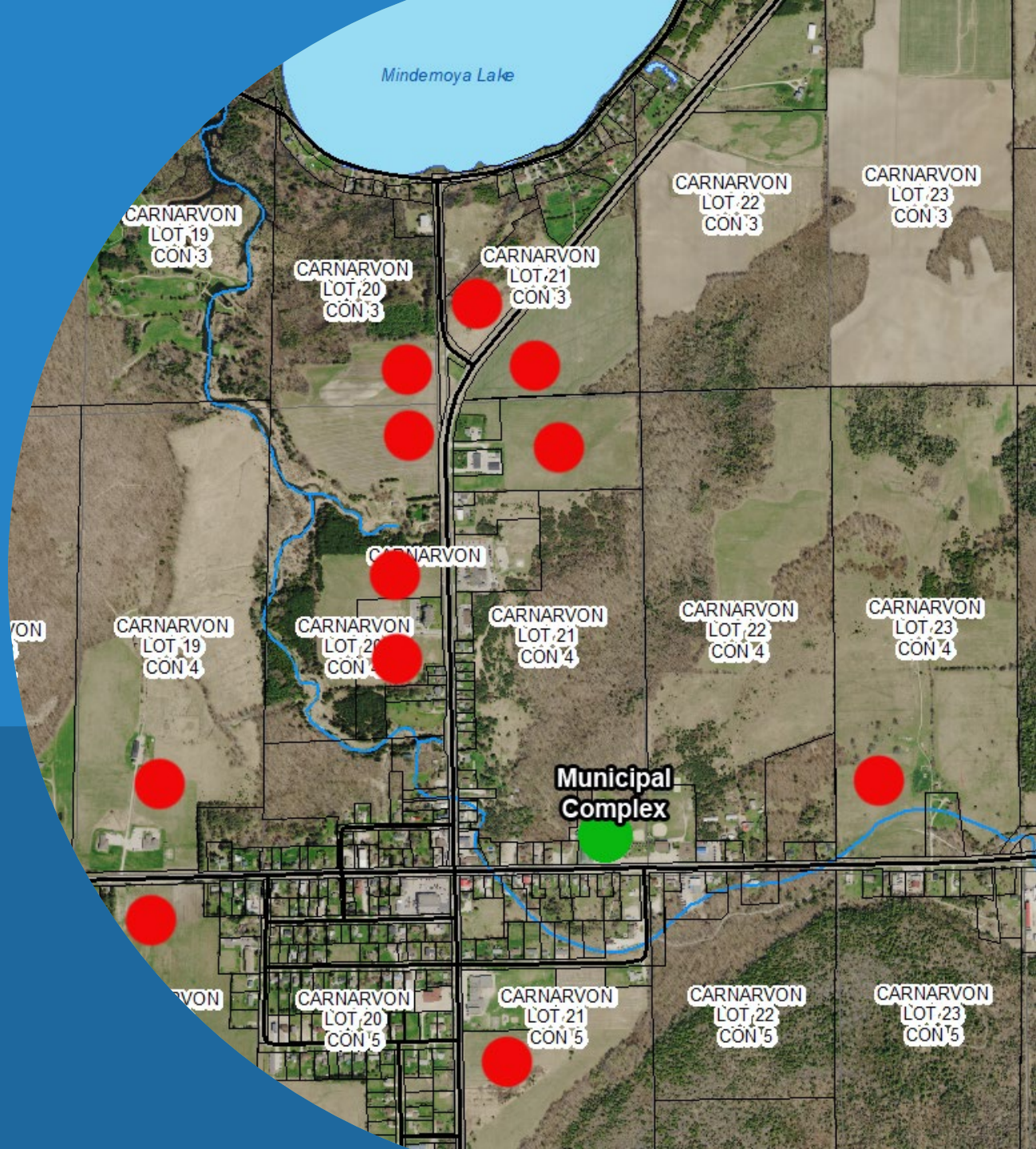
In addressing under utilization and making the case for a facility that would be used enough to justify building it you only have to look at the underutilization of 8 key undersized, often times incapable buildings in the Municipality. If you combine users into onefacility, focus your attention on programming or renting one facility then the justification is met, and you also have a new buildingthat will last into future.

Existing Liability

- There are several large liability issues with aging infrastructure that are currently plaguing the municipality. Examples include:
- Mould – some municipal buildings have mould in them, and mould remediation has been performed on many other buildings in the recent past
- Water/Ice Damage – Mindemoya Arena, as an example, has had the east wall repaired and spectators still can't access that side of the building due to water and ice build-up.
- Ongoing Maintenance of Aging Infrastructure
- Accessibility – Many of our buildings don't have the required or any accessibility upgrades. This fact alone is a reality for our Municipality that has a greater than normal section of society that is seniors. Further to that we are home to Community Living Manitoulin. Finally, more recently, our major, central town of Mindemoya doesn't have one publicly owned building that was suitable to hold COVID-19 vaccination clinics in because of our lack of accessibility. The 2023 budget had listed an estimated $1.1 million alone to bring the Mindemoya Hall up to current standards with approx. $725,000 of that being accessibility related.
- Our current Emergency Preparedness Shelter/Evacuation Centre is not an accessible building, it is undersized and has no showers and limited other amenities for prolonged emergencies.

Location in Central Manitoulin

Location, Location, Location



Location in Central Manitoulin

Mindemoya

The Town of Mindemoya had the appropriate amount of land for the building, potential expansion land and supporting infrastructure such as sewer and water. Additionally, the town of Mindemoya is centrally located in the Municipality, has the largest population of all towns, has a major user group with the elementary prekindergarten through 8th grade Central Manitoulin Public School, a major user group in the Mindemoya Minor Hockey Association, a large amount of seniors housing and is home to other community user groups such as Community Living Manitoulin. Supporting infrastructure hospital, ambulance base and supporting businesses such as a grocery store and year-round accommodations.

a) Centrally located in the Municipality
b) Large Municipal owned land location
c) Municipal Administration and Maintenance Centre
d) Sewer and Water
e) A large number of winter-maintained sidewalks
f) Reliable Fibre Internet
g) Largest population of all towns
h) Central Manitoulin Public School
i) Senior's housing
j) Community Living Manitoulin
k) Hospital
l) Ambulance base
m) Grocery Store
n) Year-round restaurants
o) Year-round accommodations
p) Overall a commercial and supporting services hub

Location in Mindemoya

The Municipal Complex

The committee came up with a base building footprint size of 280’ x 170’ based on immediate need of the community arena and the desire to build it as a multi-use facility. The committee discussed two viable options for location of a new arena and multiuse facility. Existing Municipal property or purchase of a property.

Option 1

A total of 18 possible property to purchase site locations were discussed that started off selection with location, property size and proximity to sewer and water. One property stood out for all three base criteria and won out for location specifically, which was the private property around the Central Manitoulin Public School. The property was selected because it was close to public school as a major user group, close to a major residential area, close to downtown commercial services, access to sewer and water and maintained sidewalks. Additionally, it was considered as being the closest to other existing recreation infrastructure such as ball fields, tennis court, playgrounds. The landowner was approached about the potential of selling a 5+ acre portion of land for the potential new build project and the property owner replied, paraphrased “no interest in building a multiuse recreational facility next to the planned residential units.”

Which also reiterates the point of land use planning in the Municipality and the area chosen for a new build, whereas the location chosen at the Municipal Complex in Mindemoya Ontario is the best possible location to allow other prime locations to be developed as the market dictates by private investors or use as intended as farmland. Further that the established use of the property at the Municipal Complex in Mindemoya is for recreation and that any noise, lighting, and activities associated with the property is generally accepted within the community. However, as an example, if you move the property close to a heavily populated residential area, close to a senior’s apartment complex or close to an institution the probability of usage conflict rises significantly. All 17 other private properties were considered but disqualification purposes ranged from land clearing, extension of sewer and water, proximity to Municipal Administration, proximity to other established recreation such as ball fields, tennis court and playgrounds, close to downtown commercial services and town infrastructure.

Location in Mindemoya

Option 2 – Chosen option

The only viable Municipally owned property was the Municipal Complex in Mindemoya. This location is the only municipally owned land capable of accommodating a large footprint and infrastructure required for a new building and have potential for future expansion. The property is centrally located within the town and houses other recreation infrastructure such as ball fields, tennis court, playgrounds and park areas that would compliment or benefit from the new build. It only makes sense to put the building here continuing with its use as a recreation property. Further to that this option would be the most cost-effective option in contrast to purchasing and prepping another property, especially in todays market.

Placement & Design

Where will the building fit and why?

Location on the Municipal Complex

“B” Ball Field

A total of 26 different positioning layouts and locations were narrowed down on the Municipal Complex property in Mindemoya. The main overall criteria was cost. Cost to build, cost to relocate other infrastructure and costs re-couped or income generated in green and energy efficient infrastructure like solar panels in the new build.

Criteria for selection:

a) Orientation for maximum solar panel effectiveness is east to west placement.

b) Proximity to sewer and water to reduce cost for blasting rock and installing the infrastructure.

c) Grade, preparation and geology on the selected site. Whereas site clearing at the back northwest of the property would be an extra cost and would unnecessarily clear a natural green area.

d) Proximity to proposed major portion of parking, which would be located at the site of the old arena.

e) Proximity to other recreation infrastructure such as ball fields so that the buildings internal infrastructure like bathrooms and change room could be shared.

f) Visibility of the building, visibility of its entrance and overall aesthetics.

g) Location and positioning that would have the least impact on existing infrastructure. The lowest cost of the relocation or discontinuation of existing infrastructure.

h) Using existing recreation infrastructure as part of landscaping and overall aesthetic. For example, keeping the treed park area with gazebo as a natural landscaping option on the south portion of the building. The park is a memorial garden, and the mature trees could also serve to break up the look of the more economic, yet less visually pleasing large steal building.

Location on the Municipal Complex

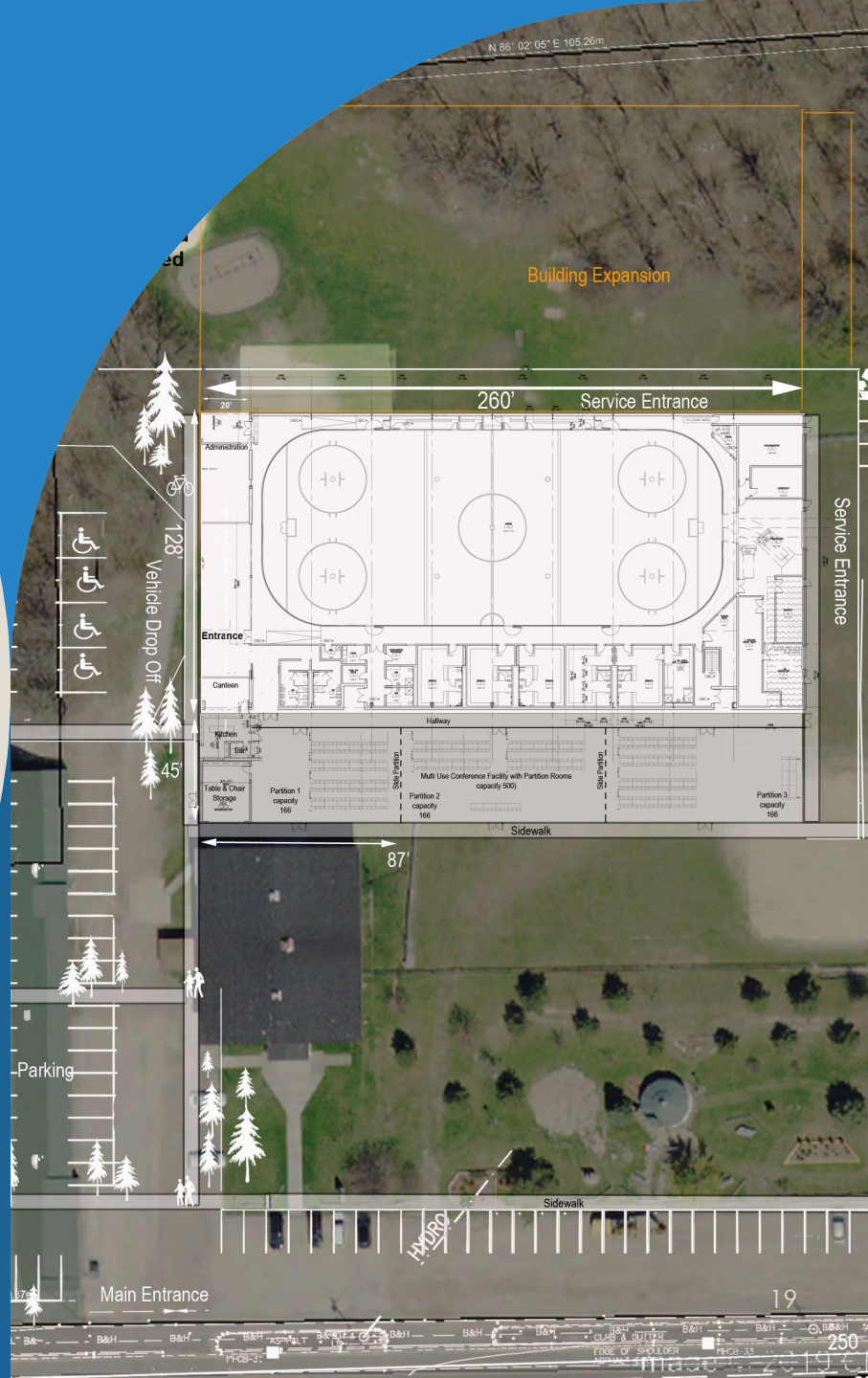
Placement

Two (2) placements options at a current draft design of 260’ x 173’ from the original 280’ x 170’ footprint presented were part of the original presentation.

This is a sample design that was selected for its use of space and controlled costs. There is room to expand for example the 20’ wide foyer, where a 40’ wide foyer would be more reasonable for dealing with congestion.

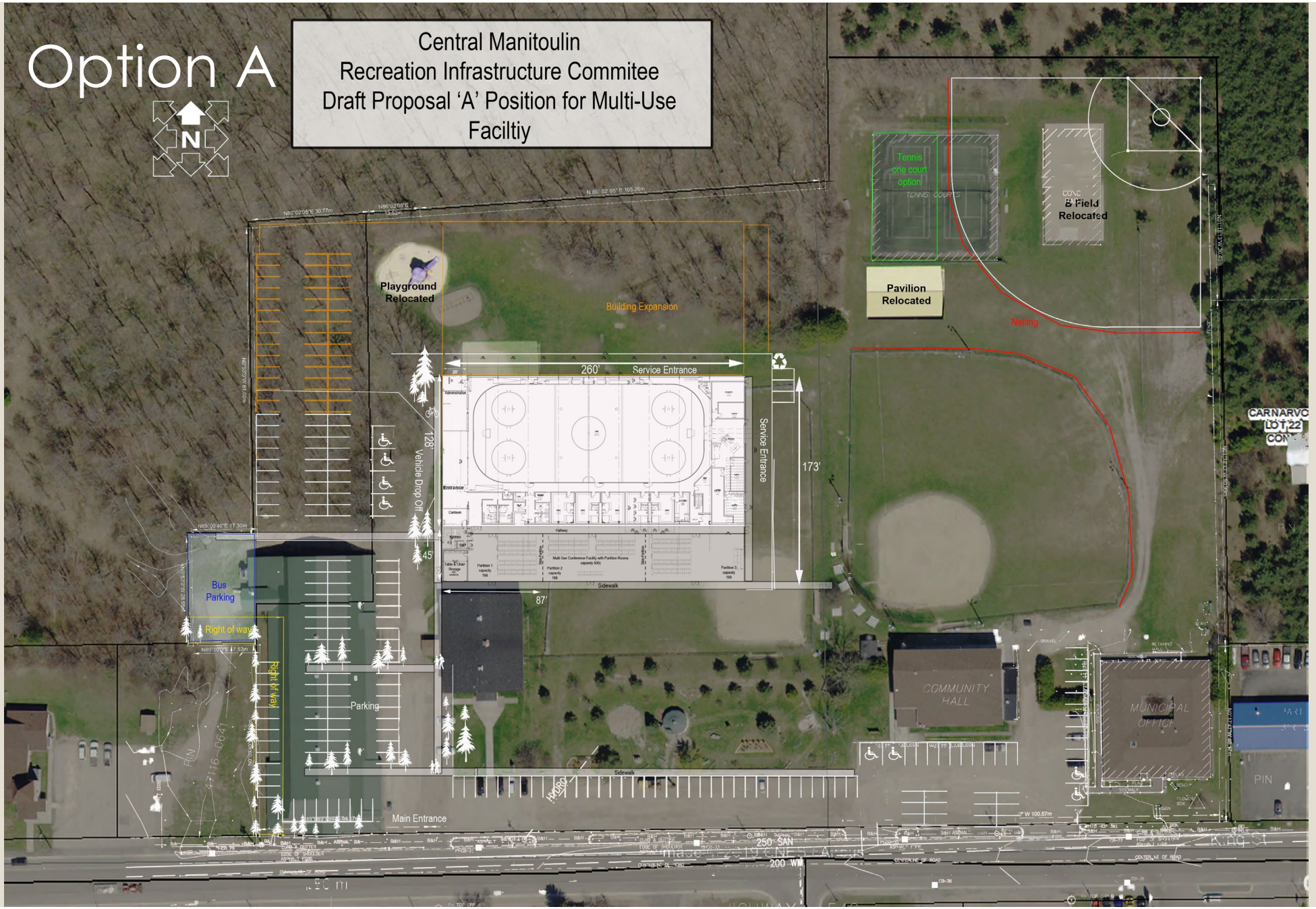
At the time of the original Five Points Community Centre presentation the Mindemoya Old School was vacant with a proposed demolition plan being discussed at the Municipal Council level making it part of a possible location for a new facility.

In 2021 the Mindemoya Old School refurbishment proponents signed a 21-year lease with the municipality which no longer makes the second placement option “B” feasible and it has been removed from this presentation.



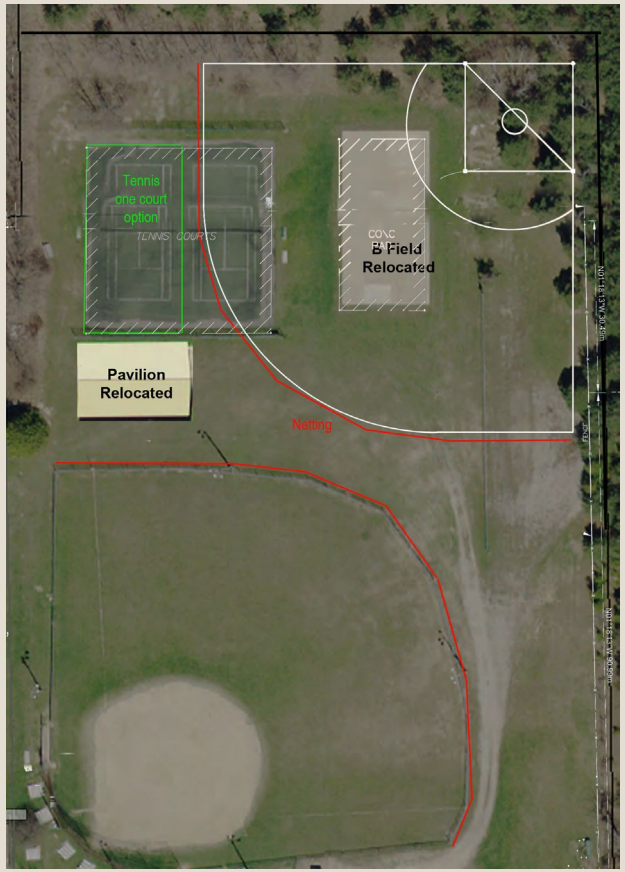
Option A

Central Manitoulin
Recreation Infrastructure Commitee
Draft Proposal 'A' Position for Multi-Use Faciltiy

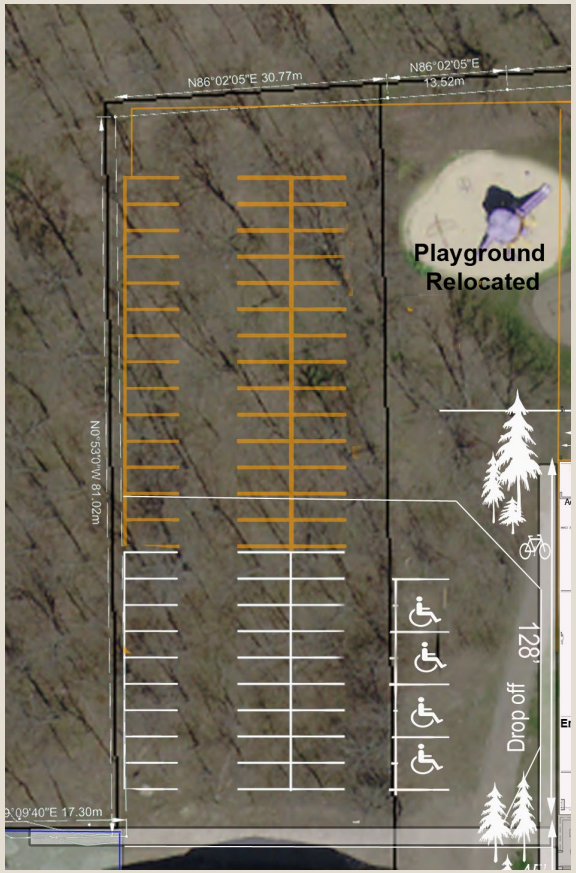


Option A

Moving of infrastructure , tennis court changed to one court, B field, pavilion and installation of netting around ball fields (in red) like the netting at the current B Field.



Moving of infrastructure, the playground, cutting and clearing trees for parking. There should be parking close to the entrance for persons with mobility issues. Additional parking expansion room (in orange)

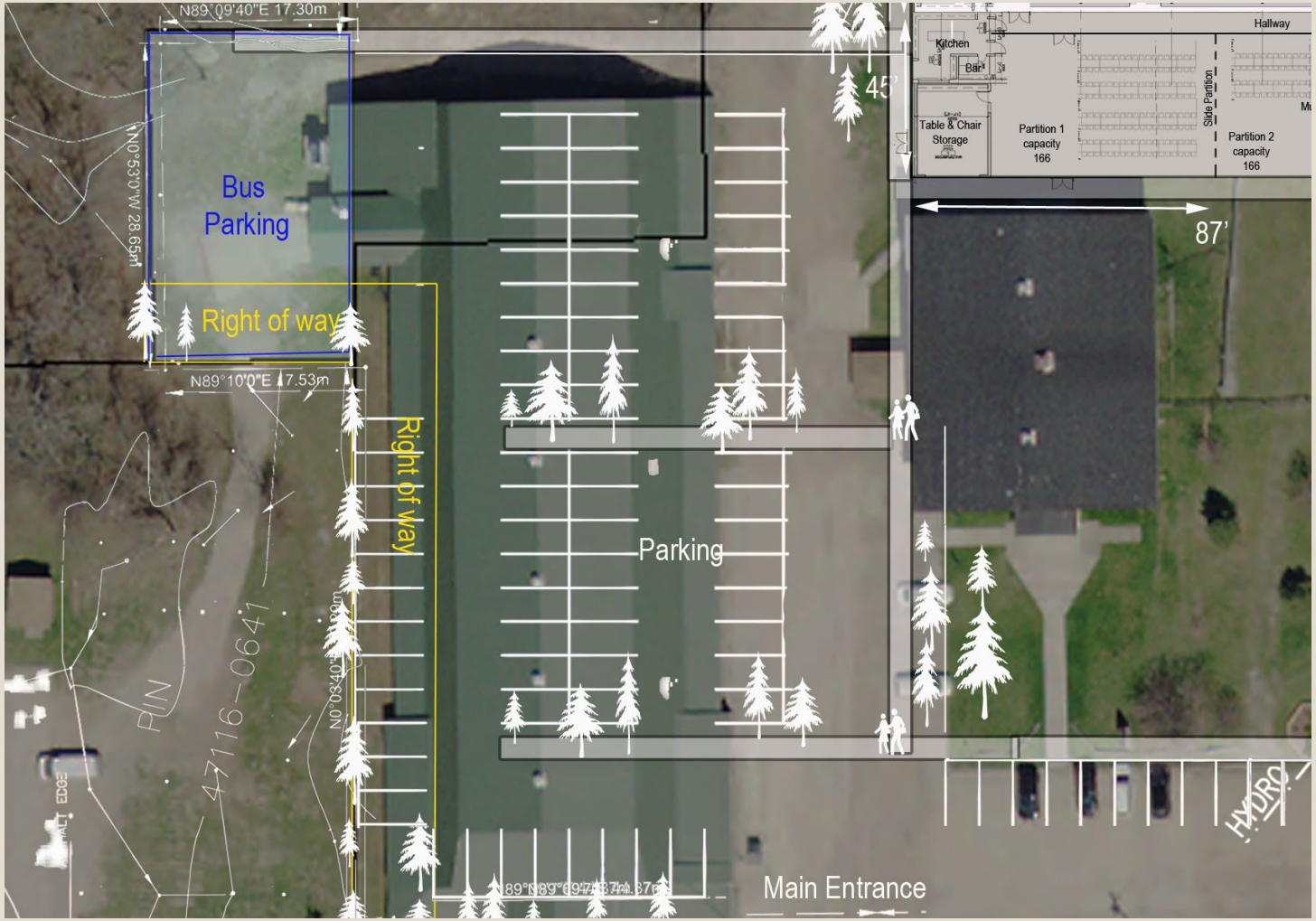


Option A

Expansion area approximately 260’ x 100’

Option A

Removed Buildings: Old arena for Parking. Note that a right of way for the property to the north would be moved to the west.



Design

Designed with basic functionality, cost effectiveness and energy efficiency in mind. The committee sought to find examples in Ontario and across the country of newer builds that matched the basic need outlined in initial information gathering from the previous Recreation Center Committee and this committee.

First, over 75 Ontario Municipalities and Towns that have a similar population (1500 to 3000) were sought, as feasibly they would have builds that matched the economy of Central Manitoulin. They were further refined as follows: Prioritizing Rural over urban, although if we're just looking for a layout it doesn't really matter as a city could have many small rinks. Sort the newest builds of those searches and then contacting the town/municipality about it.

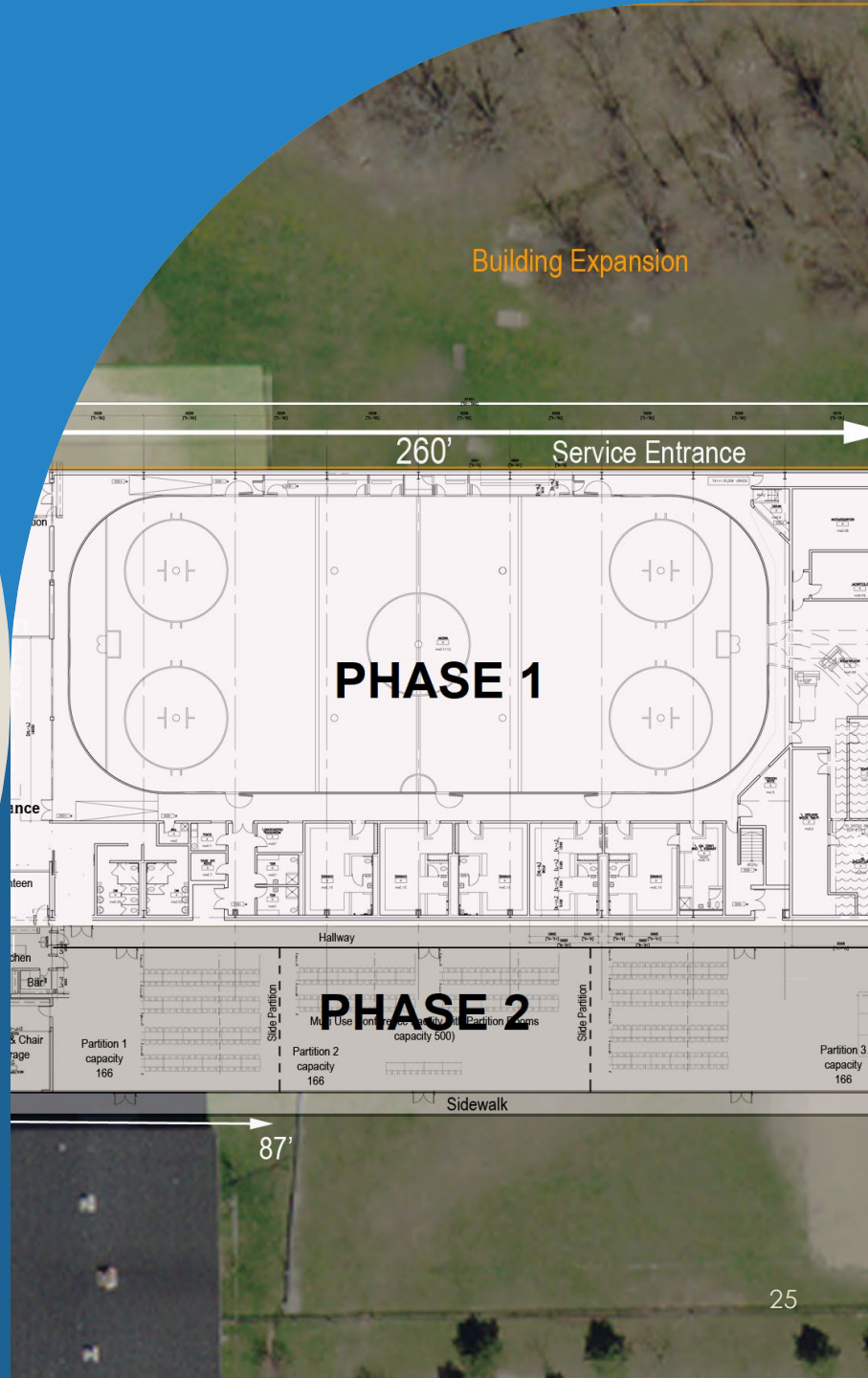
Several communities including some local, the Town of NEMI and Sudbury with multi-use centres and arena designs were contacted for sample designs and costing if available. An issue encountered was and backed up by a Canadian Recreation Facilitates Council study that "Recreation infrastructure in Canada is in a state of physical decline. The vast majority of publicly owned recreation facilities were built either as post war memorial buildings or during the late 1960's and early 1970's as Centennial projects." and many don't have digital designs or comparable costing and energy efficiency designs.

One new build in 2010 by the Municipality of North Kawartha stood out above the rest as it checked most of the design elements that this committee was looking for and was built on a tightly controlled budget. The area has a similar population at 2877, versus 2235 in Central Manitoulin in the 2021 census. Although located in Southern Ontario it was seen as rural enough being 45 minutes north of Peterborough, ON.

Phased in Build

Depending on the financial feasibility of the project it could be a phased in build.

Phase 1 – Arena replacement
Phase 2 – Community event, conference space.



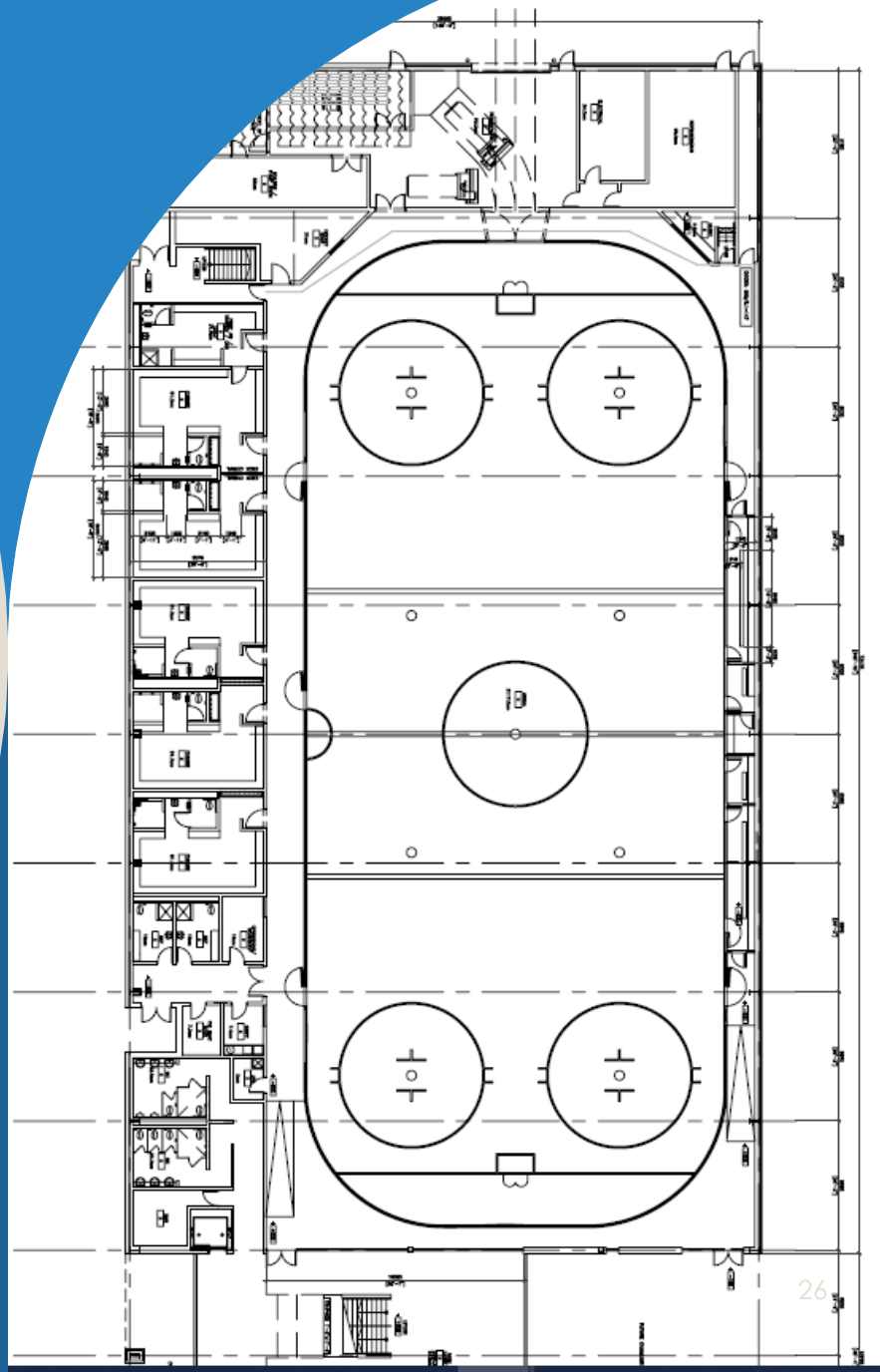
Design

All ground level built accessible.

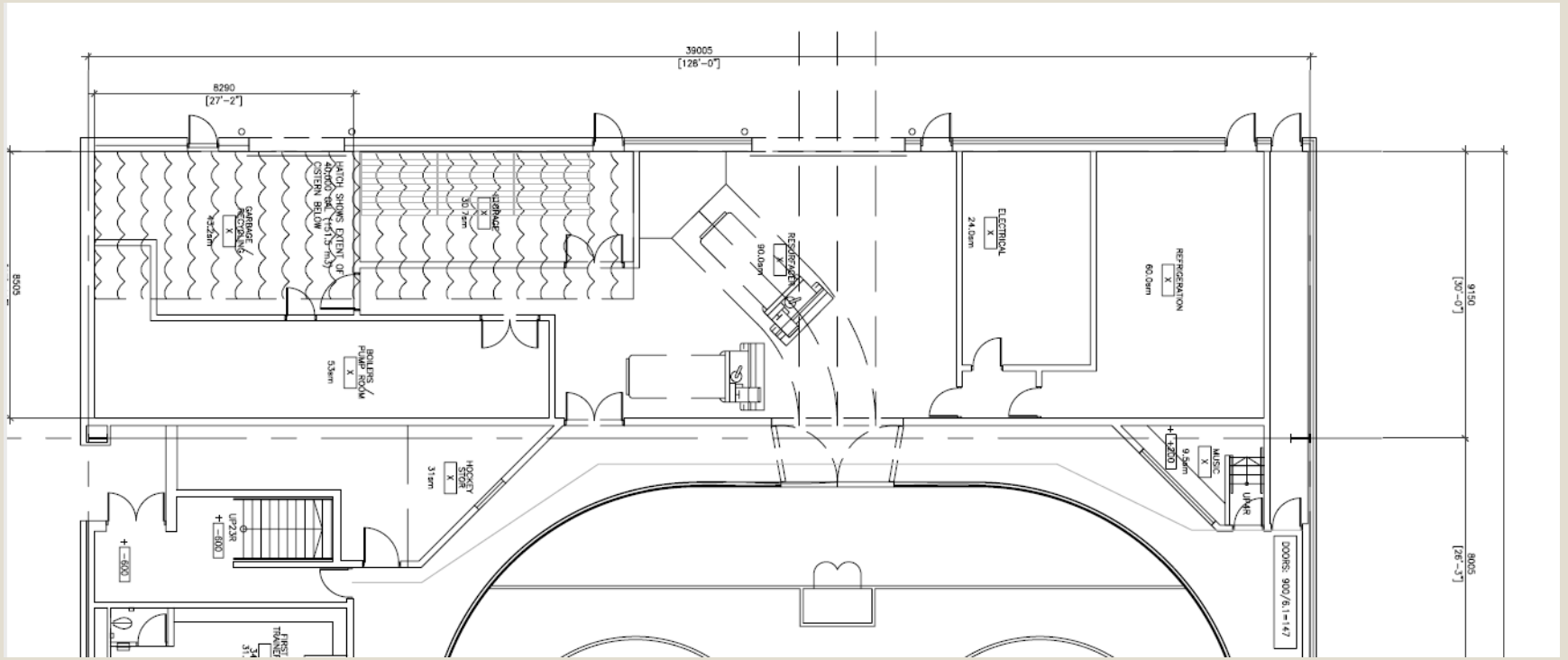
The shell of the building for planning purposes was set at 280’ long by 170’ has come out to close to that size at approximately 260’ x 173’ with options to adjust by adding and removing certain design elements. The shell steel building can be ordered in almost any size we require.

The proposed building is broken down into 5 different sections for the purpose of explanation in this presentation.

1. The operational area mechanical, electrical, refrigeration, ice resurfacing machinery, garbage/recycling, boilers/pump rooms and storage.
2. The rink surface and benches.
3. The changerooms with bleachers overhead.
4. the front foyer with accessible viewing inside and accessible viewing outside at the rink boards, canteen, ticket booth, bathrooms and offices.
5. A large multipurpose area, with the ability to be partitioned.

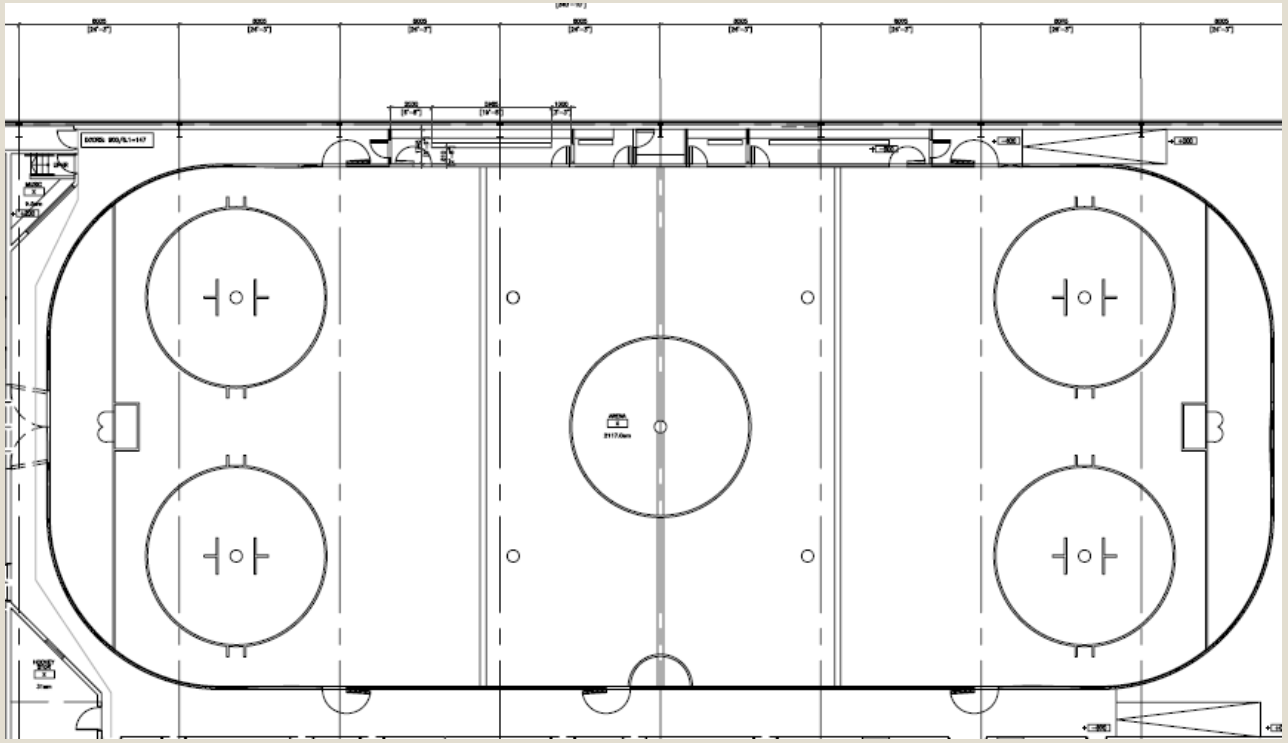


Example Design: Operational Area



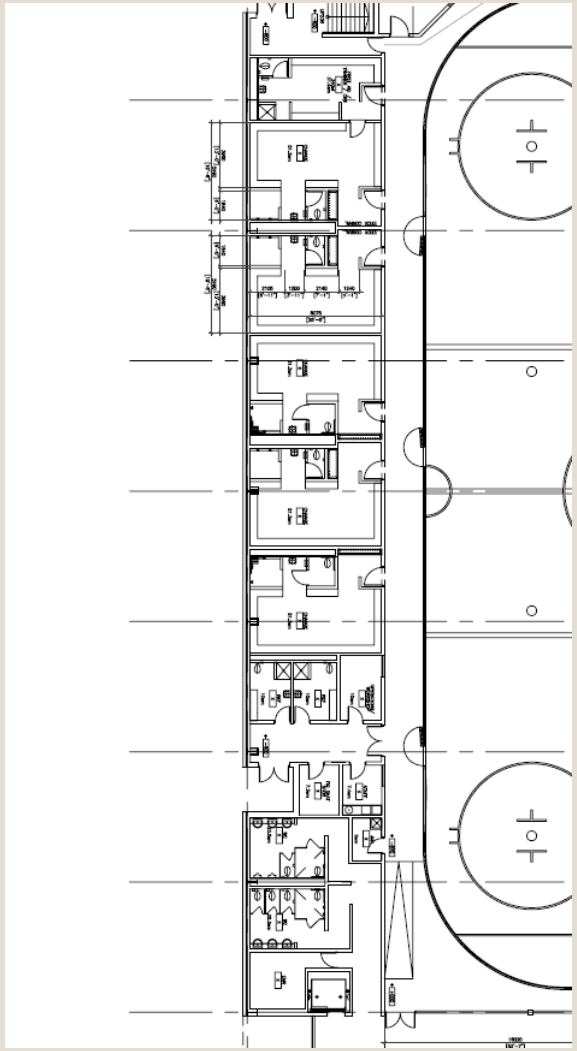
- Well planned out room for all operational areas.
- Garbage/recycling room
- Storage room
- Boilers/pump room
- Electrical room
- Refrigeration room
- Ice Resurfacer Room
- Additional Recreation Storage

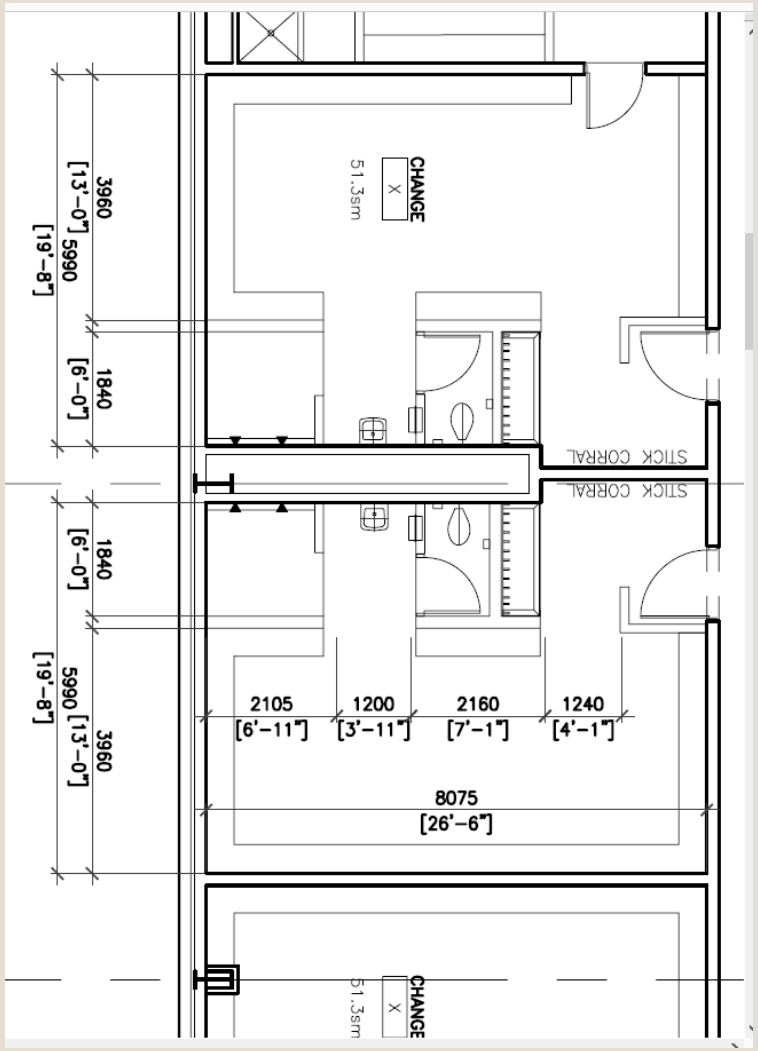
Example Design: Rink Surface and Benches



The ice surface itself would be 200’ x 85’ which when building new is the standard in many communities, it lends itself to expanded usages and rentals and keeps the facility relevant into the future.

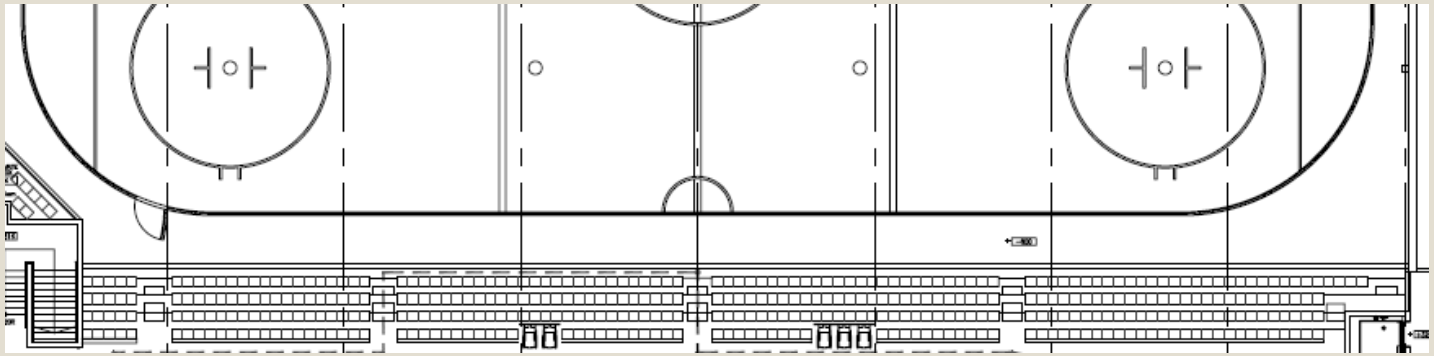
Six Change Rooms





A need for at least 6 change rooms with bathrooms and showers was also identified.

Bleachers Above the Change Rooms



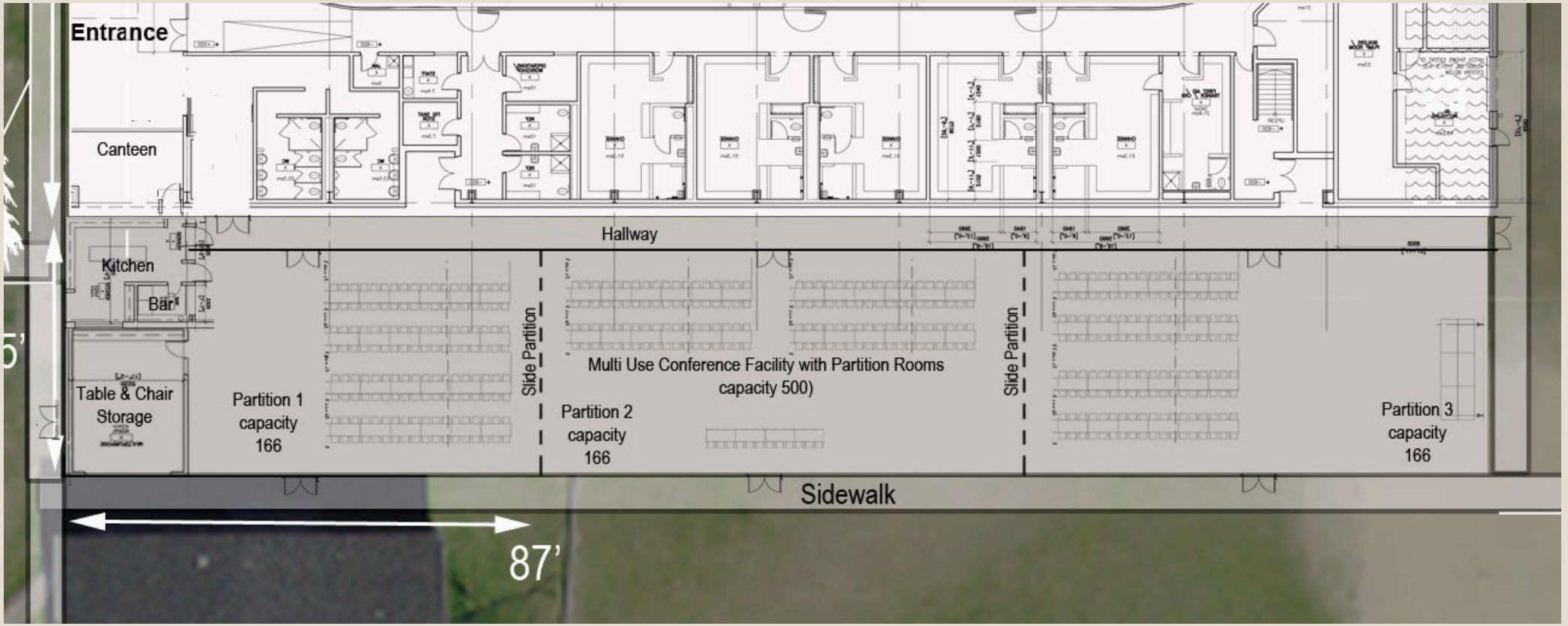
Proper spectator seating for ice surface events, performances and other events/recreation in the summer. The design over the dressing rooms makes efficient use of space.

The Front Foyer

- Entrance foyer with large indoor viewing area. Currently 20’ wide but possibility of expansion to 40’.
- Canteen backing and connected to a kitchen in the multi-use area.
- Public washrooms
- Administration Area
- Ticket Booth near entrance
- Accessible raised viewing around the rink surface on the west end.
- Entrance to the multiuse area.

Multi-use Recreation and Conference Facility

The multiuse conference facility with 3 partitioned rooms. Total capacity could be up to 500 people. Rooms can be used for any and all types of recreation. A kitchen backing the canteen, small bar serving area and storage.



The Building Shell

As an example of costing, in 2021, a steel shell 280'x170' feet has been costed out with an installation price of $2,125,000.00 + HST. The committee feels this is a reasonable price and although there are some aesthetic disadvantages to this type of building the main goal is to keep the cost down and addressing immediate need which, this design accomplishes.

Dimensions

170' wide x 280' long – eave to be 20'

Building to be clear span

Roof

24 ga Standing seam – Galvalume

c/w 12 " RTS and 26 ga White liner

Insulation: 12" (R40)

Pitch: 2 / 12

Walls

26 ga stock colour AVP wall cladding

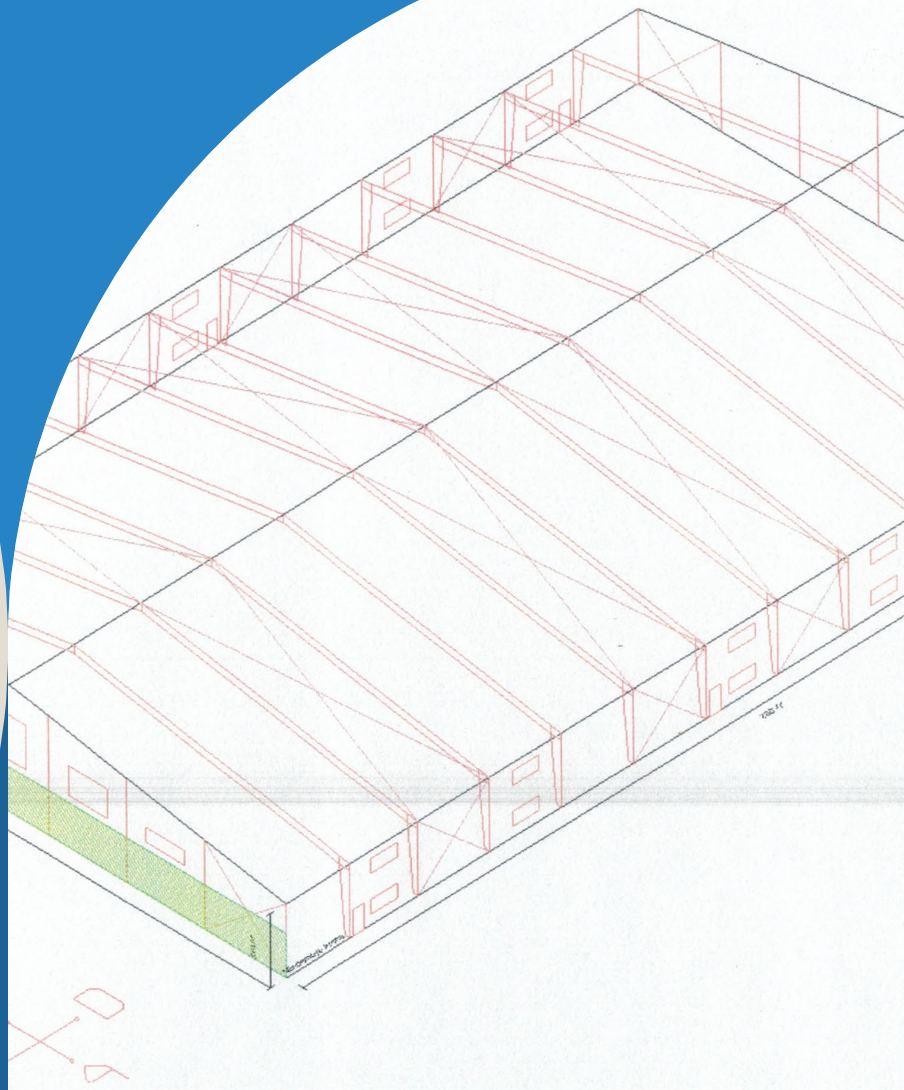
Insulation: - 8" (R28) cavity filled

c/w thermal break on girts

Accessories

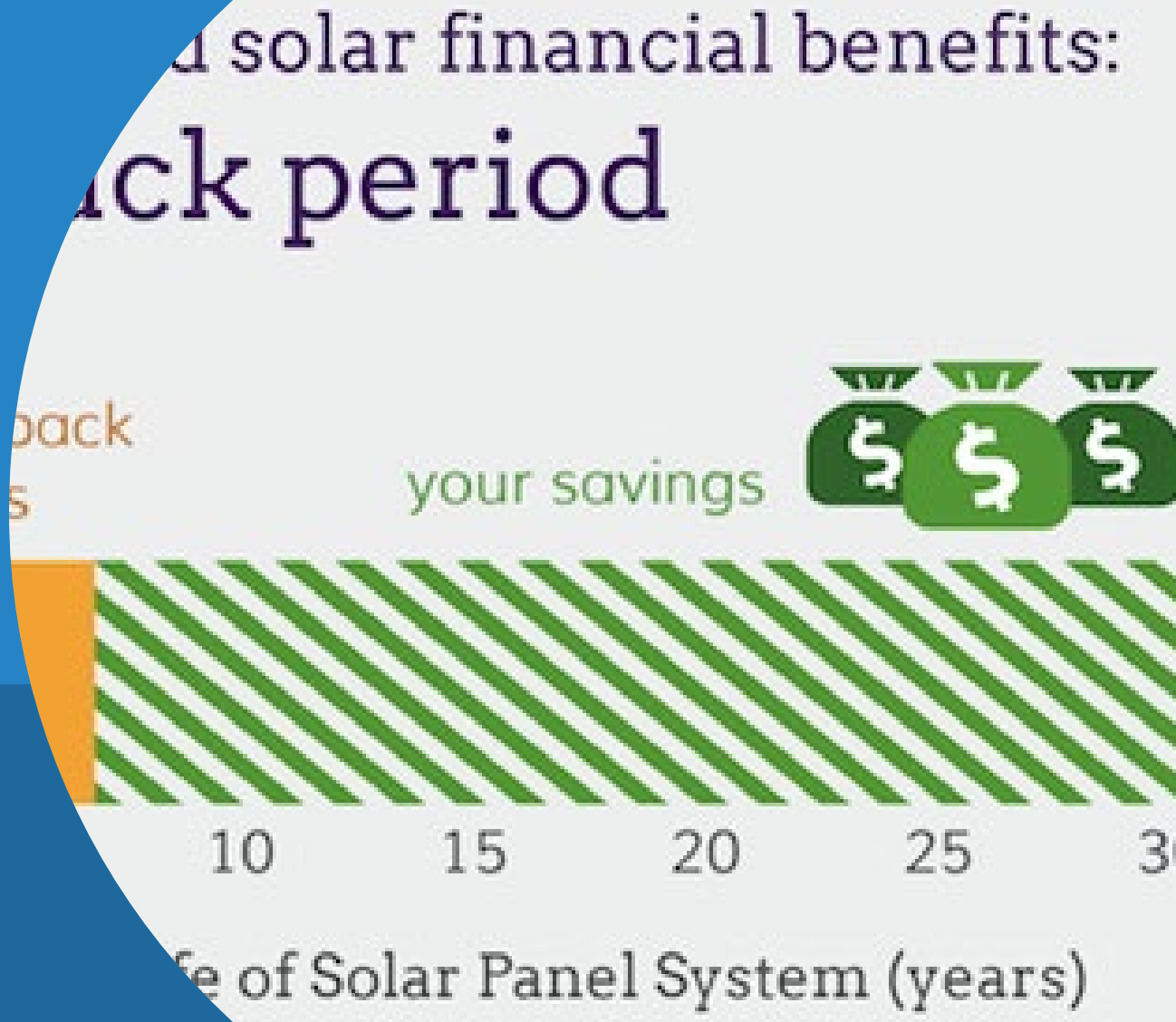
Allowance for 30 – 35 openings on walls

Includes 12' open area at 1 end



How are we going to pay for it?

Avoiding major tax increases.



Previous 2019 Recreation Centre Committee Findings

This committee, the Recreation Infrastructure Committee believes it can greatly improve on these numbers by bringing down the cost of the build to immediate need and phased in approach while focusing on an energy efficient facility that will have little to no increases in municipal tax rates for taxpayers.

Findings of Previous Committee

A very rough estimate of the cost of a new complex would be $8 million. There is already $500,000 set aside for this project, reducing the remaining cost to $7.5 million.

- If this project was financed over 30 years at an interest rate of 3.1%, yearly payments would total ~$385,000, based on monthly payments.
- If we also subtract from that, the ~$4.5 million dollars* that would have been spent on capital expenditures on the current buildings over 30 years, this brings the additional yearly cost to taxpayers down to ~$235,000.
- The current yearly operating losses for the 4 buildings total ~$200,000. If we can reduce that by 40% due to energy savings, staffing efficiencies and revenues from building usage and advertising, the additional yearly cost to taxpayers for a new complex could be ~$155,000.

Financial Focus of the New Recreation Infrastructure Committee

The committees focus has and continues to be an affordable facility to meet the needs of the community.

- Fiscally responsible
- Addressing the immediate need, and basic functionality that is an affordable, phased in build
- Meat and potatoes version to meet the needs of the community.
- Not as attractive without upper-level government or other source grant funding.
- Little to no increases in taxes

Initial calculations based on several funding input scenarios have shown that it is feasible based on existing external funding approval to construct a range of $8 million to $10 million facility and first 10 years loans, operating and the build (with consultants, studies, designs, site development, the build, furnishings, hard and soft costs) without any increases to municipal taxes. Again, it all depends on funding approvals and what amounts are approved, there are dozens of funding scenarios that could take place.

How are we going to pay for it?

The committee thought it best to have Council decide what the Municipality could feasibly afford in a facility and the Committee would work around that.

While refining and reiterating previous findings that the cost for ongoing maintenance of all the old infrastructure plus the cost of accessibility upgrades versus having a new fully accessible facility. It is time to make a decision on whether we as a community want to plan and invest in our future. The truth is both of our arenas are 75 years old. No other community of our size has two arenas, let alone two inefficient underutilized arenas that they are operating. The time has come to make a decision on this.

1) Freeing up capital not operating two underused arenas
2) The offset of a green build solar panels, heat recovery using a Net Zero Arena project aim. The zero-carbon project focused on energy efficiency and carbon reduction measures within the building and its operations. The systems reduce operational carbon and overall energy consumption by optimizing facility operation through intelligent building automation and on-site renewable energy generation.
3) Streamlining maintenance staff and costs.
4) Increased revenue income with a new facility re: weddings, tradeshows, sports clinics
5) Accessibility upgrades go into one ground floor facility.
6) Capital put towards old infrastructure is put towards a new facility and old infrastructure is combined with a neighbouring community, divested through sale or taken over by user groups. The committee is keenly aware of the sentimental value placed on heritage of buildings but feels that the Municipality as a whole needs to move forward focusing on growth and prosperity of its people by providing opportunities through this new infrastructure project.
7) Funding through a variety of programs has been explored with several viable options available to offset the cost of the build as shown on the next slide.

Current Funding Opportunities

Funding through a variety of programs has been explored with several viable options available to offset the cost of the build.

- **NOHFC - Enhance Your Community Stream**
  Funding is in the form of a conditional contribution, and will generally, not exceed the lesser of 50% of eligible costs or $2,000,000.
  The construction and/or renovation of capital assets that support community economic development.
- **Green Municipal Fund Capital Loan/Grant Capital project: New construction of energy-efficient facilities (Federation of Canadian Municipalities)**
  Regular loans and grants: Receive a low-interest loan of up to $5 million and a grant worth up to 15% of the loan; cover up to 80% of your eligible costs.
  High-ranking project loans and grants: These qualify for a low-interest loan of up to $10 million and a grant worth up to 15% of the loan; cover up to 80% of your eligible costs.
- **Green and Inclusive Community Buildings program**
  Applicants with large retrofit projects to existing community buildings or new community building projects with total eligible costs ranging from $3 million to $25 million will be accepted through a competitive intake process. The deadline for receipt of applications for the scheduled intake stream is July 6, 2021, 23:59 PDT. This deadline is out of reach for our committee but illustrates the need to have shelf ready projects in the Municipality.
- **Community Fundraising**
  Community fundraising has been used in the past with the potential of raising hundreds of thousands of dollars and is good way to get the community on board, have ownership of and generate excitement in the project.
- **Municipal Earmarked Funds**
  The Municipality has currently committed by way of the Municipal Modernization Funding the amount of $503,400.00, the Mindemoya Arena Advisory Steering Committee (MAASC) funds in the amount of $16,372.66 and $200,000.00 (2021), $150,000.00 (2022) to reserves for a new build. A total of $869, 772.66.

A Net Zero Facility Target

While net zero targets are important for efficiency and our environment, net zero infrastructure is more expensive to build. Current funding opportunities are focused on Net Zero targets. The committee is suggesting that granting programs would be needed to meet this type and any other type of build. The alternative to net zero is a highly energy efficient build without a net zero certification which would reduce build costs but may exclude applications to current major infrastructure funding opportunities.

Definition of Net Zero in buildings: producing enough energy (as through solar panels, recycled heating and lighting) to offset any energy consumed.

Further to that excess energy can be sold back to the grid generating revenue.

Reducing energy costs will have a positive impact on three main areas:

- The environment
- The arena's operation budget
- The programs the Municipality offers, making them more affordable and, therefore more accessible, for everyone in the community.

A Net Zero or highly energy efficient facility would put this municipality out ahead of the curve. Other regions already started in 2020 with new build goals of net zero.

The municipality could be an example of future community goals and even a training centre for net zero and energy efficiency technology operations.

Additional Benefits

Being ahead of the curve

Moving Forward

We are preparing for the future and we all know what that entails. A reduction in unused infrastructure, upgrading our recreation, entertainment and business event facility to continue to provide quality of life opportunities for all ages and abilities, compete and provide relevance and foresight in direction of a community.

Being ahead of the curve locally in providing a new cost effective facility with room for expansion that can and will be used by multiple other neighbouring communities, businesses and organizations. The days of having an arena in every small community are coming to an end, this Municipality has the ability to plan and build well ahead of other communities that have arenas and complexes nearing their lifespan end in the near future. Volunteerism is at an all-time low, insurance and health and safety is not congruent with volunteer kept buildings, costs of repairs are skyrocketing, skilled trades are in high demand and regularly unavailable, the aging infrastructure not only municipally owned, but organization, club or committee ownership will become out of reach. It is not a matter if but when all the small older facilities will have fallen into total disuse. The time to act on a new facility is now.

Next Steps

Revitalize Central Manitoulin

Summary

In summary this is a modern multiuse facility with a Net Zero energy efficiency aim that will promote and revitalize recreation, entertainment and business for all ages and abilities in Central Manitoulin.

The committee in conducting community consultation welcomes community input from user groups and residents in coming up with the best design and financially feasible uses.

That council and the taxpayers can be reassured that we do not want to add a burden to the Municipal taxpayers, that we as committee members are taxpayers and that fiscal responsibility is the top priority of this committee.

The positioning of the facility is not set in stone, that we are open to design and placement suggestions that still bring us within our ultimate goal.

Summary

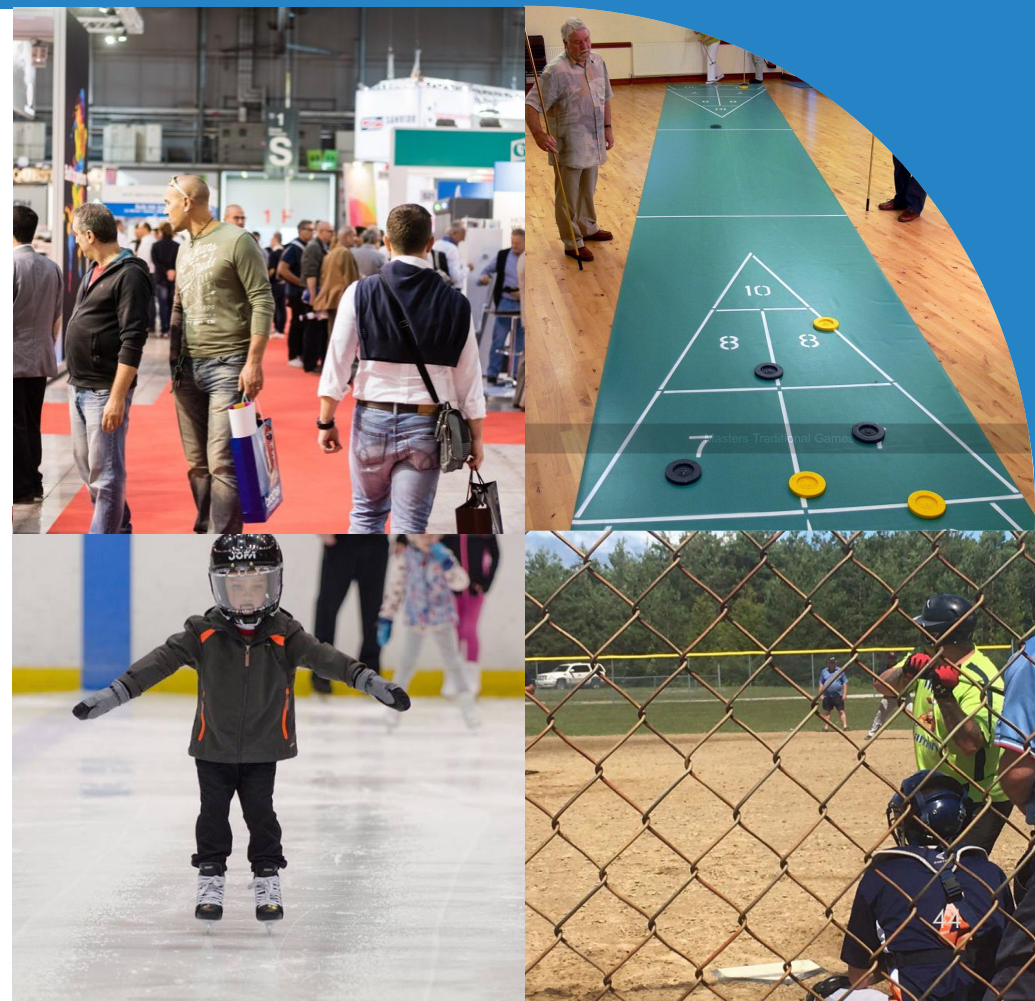
During the first presentation to Council in 2021, the RIC requested a figure be requested of staff of a feasible amount for the Municipality to borrow for this project. That number has been determined to be approximately $3 million.

Secondly, the RIC requested to move forward with a tendering process for a feasibility study and building design to a level where costing of materials, equipment, energy projections and lifecycle costs could be compared to existing buildings. This feasibility study would not only meet funder and loan requirements but would provide the most data to date to allow the public, staff and Council to make an informed decision. A design level that has costing can be better compared to existing facilities and in the case of the Green and Inclusive Community Building (GICB) Fund it would be a requirement to reach a Schematic design to properly project costs. The RIC would like to move forward with both.

Currently, the RIC has approval to move forward with a feasibility study that would also look further into scenarios where Mindemoya Arena would be renovated. This feasibility study would also check off requirements of granting programs, most notably for applying to the Federation of Canadian Municipalities Green Municipal Fund. The approved cost of the feasibility study is $100,000 to be taken out of the already earmarked funds for a recreation facility. The Green Municipal Fund also has a grant that could cover half of the feasibility cost and is retroactive for new construction energy-efficient municipal facilities. A feasibility study that aims for net zero energy performance. That means any energy it requires should be generated through on-site, renewable or recovered power sources. Up to 50% of eligible costs to a maximum of $175,000.

The RIC will request a design phase if required for a funding opportunity and upon completion of a favourable feasibility study.

The RIC has also been requesting that yearly amounts of up to $250,000 be saved and earmarked in reserves for a new facility. The amount approved for 2021 was $200,000, for 2022 was $150,000 and was not approved in the 2023 budget. The RIC would like future council budgets to consider the proactive and forward planning approach of putting money away for a large project such as this and noting that a committed large municipal contribution to the project is seen as favourable from granting programs and lenders.



Thank You

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