



Date 7 July 2012

City Council Committee Report

To: Mayor Canfield & Members of Council

**Fr: Jennifer Findlay
Karen Brown**

Re: Community Infrastructure Investment Fund Funding Opportunity

Recommendation #1:

That Council hereby approves funding applications to the Community Infrastructure Investment Fund Program, for the following projects, listed in order of City priority:

- Keewatin Memorial Arena – Ice Plant Replacement
- Kenora Recreation Centre – Basketball Court Rehabilitation / Relocation and Dock Extension
- Keewatin Memorial Arena – HAVAC and Roofing Replacement
- Keewatin Memorial Arena – Arena Floor / Boards and Glass Replacement
- City Hall – Heritage Roof Replacement

That Council hereby directs administration to develop and submit funding applications for these projects, on behalf of the City, based on the priorities as set out within this resolution and with proposed project costs based on a detailed review of proposed projects; and further

That any additional required Council resolutions supporting the related funding applications be brought forward to the August Council meeting for approval if so required.

Recommendation #2:

That Council hereby commits matching funding, contingent on funding approval through the Community Infrastructure Investment Fund Program to the Lake of the Woods Development Commission, for the following projects based on the following priorities:

- Coney Island North Dock Rehabilitation;
- Discovery Centre Accessible Trail System Extension; and

That a copy of this resolution and related commitment be forwarded to the Lake of the Woods Development Commission for their information and action in pursuing this potential funding opportunity.

Background:

On July 5, 2012, the federal government announced a small capital infrastructure program for municipalities, First Nations and not for profit organizations, which will be delivered throughout Ontario through FedNor, but approved directly through FedDev. Funding applications are due August 24, 2012 for projects which must be substantially completed by March 31, 2014. A copy of the news release for this announcement is attached to this report for your reference.

While the announcement indicates that projects may be funded up to \$1 million at 50% (representing a theoretical total project cost of \$2 million eligible for funding), it is also recognized that the funding available for all of Ontario is \$49.6 million over the two year program. Preliminary discussions with FedNor indicate that the intent is to provide assistance on as many projects as possible, which means the funds are limited. Based on discussions with FedNor, a realistic expectation of funding per project is up to \$200,000 (50% of a \$400,000 project). In addition, it is worth noting that projects in Ontario which require only 33.3% funding through the CIIF program may be given priority.

The funding is targeted at existing infrastructure improvements. Eligible programs include renovations, improvements and extensions. New builds are not eligible for this funding. More than one project can be submitted, but applicants will be requested to list projects in priority. There will only be one intake for this funding program. Both the City and the Lake of the Woods Development Corporation (LOWDC) are eligible to independently apply for funding for different projects.

Eligible projects are expected to cover a wide range including:

- Community facilities (eg, community centres, libraries, parks);
- Cultural centres;
- Recreational facilities (eg. arenas, gymnasiums, sports fields, bike paths and other recreational trails);
- Tourism facilities; and
- Other community infrastructure (eg. docks, sidewalks and roads)

Potential Projects:

In order to determine funding applications, consideration must be given to potential projects that fit within the mandate of this new program. City funding available is another factor in determining priority projects under this program. The following is a discussion of the key projects, including rationale and potential funding options. The option of roads was not given much consideration given the anticipated per project ceiling on funding available. The final list has been prioritized as outlined in the recommendation to Council.

Keewatin Memorial (KM) Arena

The KM Arena was constructed in 1979, and is currently about 33 years old. Well maintained buildings of this type have a life expectancy of 50 – 60 years or more. The building is, however, approaching the stage in its lifecycle where repairs are necessary to major components and operating systems. Under the Major Recreation Facilities Strategy (MRFS), developed by Jack Harper of J Harper & Associates and Mike Scatliff of Scatliff+Millier+Murray, Inc., a number of required repairs for the KM Arena were identified. These repairs were recommended to be completed between 2010 and 2012, or on an as required basis in the case of the ice plant. These priority items continue to be identified as part of the ongoing recreation department’s building operation analysis.

While some work needs to be done and a business case brought forward by staff to address future needs of the City with regards to ice surfaces within the City, including the review of existing facilities and potential twinning options, ultimately the long term vision has been to keep the KM Arena as an ice surface for the life of that facility. The repairs identified are required regardless of the final direction given for ice surfaces within the municipality based on direction and studies to date.

Significant projects related to the KM Arena and recommended for funding applications under the CIIF have been identified in the following table, based on date order as identified in the MRFS study, together with an analysis of rationale and available funding.

Name of Project	Rationale	Estimated Costs
Arena Floor / Boards and Glass Replacement	<p>Proposed date per MRFS of 2010 for replacing ice pad.</p> <p>Concrete ice surface has heaved as much as 3.5 inches creating a potentially hazardous condition. The ice is used during the summer months and a buildup of permafrost has created the heaving problem. The floor needs to be replaced with an insulated floor that would include a heat deck.</p> <p>The boards are old, and should be updated. The glass around the end boards is four feet in height and should be six feet.</p>	<p>\$600,000</p> <p>City portion from: \$300,000 - \$400,000 – Contingency reserve</p>

Name of Project	Rationale	Estimated Costs
KM Arena HAVAC and Roofing	Proposed date per MRFS of 2012 for roofing repairs. Roof has leaking problems and several attempts to repair have been made.	\$350,000 City portion (50%) from: \$175,000 - Contingency reserve
City - KM Arena – Ice Plant Replacement	Identified in the MRFS with a proposed completion date to be determined based condition of plant. Cimco Refrigeration has indicated that the ice plant, while currently in satisfactory condition, will require major maintenance or replacement in the near future.	\$350,000 City portion (50%) from: \$117,840 – KM Reserve \$46,699 – Rec Equip \$10,461 – Contingency (all reserves)

Other City / LOWDC Proposed Projects

Other projects proposed for applications under the CIIF Program are outlined in the following table, in no particular order. It should be noted that some of these projects relate to City infrastructure, while others are more clearly attributable to LOWDC initiatives. This has been noted under the project name.

Name of Project	Rationale	Estimated Costs
City Hall Roof (City)	Roof is old and in need of replacement. Costs related to the roofing are significant due to the Heritage Designation of City Hall. There are no heritage funding programs available for this, and the City is unlikely to find another funding program where this may be eligible.	\$450 000 City portion from: \$225,000 - \$250,000 - \$200,000 - 2012 Budget \$11,400 – City Hall reserve Balance – Contingency reserve
Coney Island / Discovery Centre Dock(s) Rehabilitation / Relocation (LOWDC)	Project concept in Beaches Parks & Trails Development Project Concept Report Increases public & private sector access to Coney and provides opportunity for modest private sector contribution.	\$300 000 City portion (50%) from: \$86,600 – Dock reserve \$3,985 – Dest. Tourist Attraction reserve fund Potential – private partner Balance – Contingency reserve

Name of Project	Rationale	Estimated Costs
Lake of the Woods Discovery Centre Extension of Accessible Trail System (LOWDC)	Extend accessible trail from dock up to Discovery Centre to encompass new interpretive forest area and into Norman Park. Opportunity to access other matching funding (eg trillium capital funding) to decrease city portion – extension of accessible trails from Discovery Centre.	\$400,000 City portion (50%) from: \$70,000 – 2012 Sidewalk budget \$120,000 – Sidewalk reserve \$10,000 – Contingency reserve
Kenora Recreation Centre docks and basketball courts extension / re-location (City)	Basketball courts are deteriorating and in need of repairs. The intent is to relocate the courts adjacent to the skate park. Extension of docking facilities beside existing boat ramp / dock facilities to help alleviate congestion issues.	\$240,000 City portion (50%) from: \$120,000 – 2012 approved Desk Modification Capital Project Reallocation

Other potential projects for Council consideration, together with a brief explanation as to why these are not currently recommended within this report, include:

- Retrofit of Kenora Central Park Community Club – Recreation Manager has been working with the Club on this project and is currently seeking partnerships with several local contractors to do this work within existing City community club reserve available and in kind donations. It is anticipated that this project can proceed independent of funding.
- Extension of paving / accessibility for Rabbit Lake Trail – a viable option for Council consideration, however insufficient information available to make a recommendation at time of the report. Project considered smaller in nature than other projects recommended.
- Four plex tournament centre for baseball – this project remains under investigation, and is considered new development and therefore ineligible under this program.
- Washrooms at KRC – approval being sought for award on this project at the July Council meeting, with the intent of washrooms being in place in 2012. Holding this project for a funding application could result in a one year delay in the installation of these washrooms. Again, this project considered minor in nature, with total project cost estimated at \$60,000 or less based on the report before the July Council.

Budget:

Available budget is dependent on the potential project. For some projects, funds are already available within the City's capital budget, or specific reserves. For other projects, funds would need to be taken from the City's contingency

reserve. Each project recommended for consideration has an analysis of proposed City funding included for Council consideration.

Communication Plan/Notice By-law Requirements:

A resolution is required supporting applications made by the City. A second resolution providing direction and commitment to the LOWDC to support their funding applications through commitment of matching dollars to the applicable program is also being recommended.