

Places created with community in mind are vital to nurturing connection and resilience. 10C



Challenges

Through the City of Guelph building permit process, these key areas were required to bring the building into code compliance (OBC/FADM):

1. **HVAC make-up (fresh air) ventilation upgrades** – were required for a 500 person occupant load. 10C saw this as increasingly important given the Covid context and a renewed public health focus on respiratory health in public and shared spaces.
2. **Physical Accessibility** – both the main Wilson Street entrance and out-dated washrooms were lacking to current built-form accessibility and customer service standards, and 10C's funding applications presented an opportunity to improve these.
3. **Electrical and Lighting** – upgrades to the electrical panel and distribution and outdoor Market Lot lighting were required, among other life-safety upgrades.



Clarification

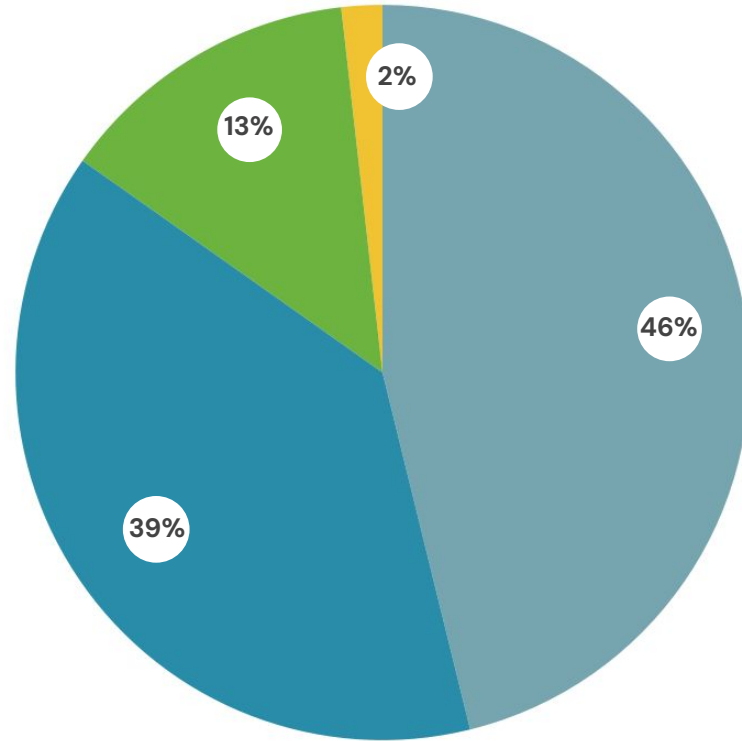
10C seeks clarification from Council to be enacted by staff of these four realities that pertain to the Farmers' Market, affecting both the current and the future partnership as outlined in the CBA.

1. The nearly 200 year Saturday indoor/outdoor Market was the program of work that the City charged 10C with implementing and is the City's PROGRAM of work. All new activities are 10C's program of work.
2. The Market building (former horse barns and historically a transitional site for the Market) was underserviced for the capacity at which the market was typically occupied – approaching 400–500 people (above the 233 occupant load).
3. 10C has received mixed messages from the City of Guelph regarding both current and future available capital funding in the City's Facilities Renewal and Maintenance budgets, for projects such as the main Wilson Street entrance, HVAC, electrical, etc. making navigating this work challenging.
4. 10C has brought significant funds to the Market building and wishes to be a collaborative partner (which is the intent of the CBA) that supports further leveraging of external funding and community benefits, and seeks a predictable process to work through future opportunities with staff across multiple departments that does not require coming to Council for every item.

Current Funding Status

- 10C was successful in **receiving \$803,076** in external funding for a mix of programmatic and building improvements.
- To date, **the City has only contributed \$279,250** to the total \$2,080,000 project.
- In the current context, with no further capital funding provided, **the City would be reduced to a 13% partner in these capital building upgrades**, in a property that it OWNS.

Considering that much of the project work adds long-term value to the property, 10C would like to see a scenario that looks more like the next slide.



Proposed Funding Balance

To support timely completion of construction upgrades to the market building and grounds, which improve accessibility, life safety and enable future increases in activities, 10C requests a capital contribution from the City of Guelph, structured as:

\$500,000 non-repayable funds

to recognize the added capital upgrades to the Market facility itself, including HVAC upgrades, life-safety, accessibility, and structural improvements. This would position the City of Guelph as a **37.4% matching contributor** relative to the funding secured from other levels of government and the planned community contributions.

\$460,000 repayable funds

to be repaid by 10C to the City of Guelph as community sponsorship and fundraising goals are met between 2023–2027. Progress in the fundraising activities to be reported and remitted on a semi-annual basis from 2023 to 2027. Success in this initiative would involve the **community as a 24% supporter** in the project.

\$500,000

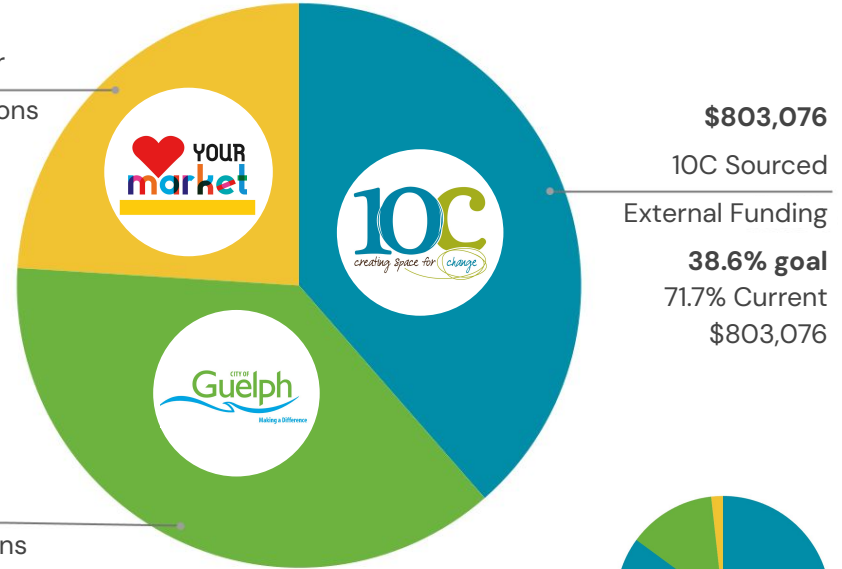
10C to fundraise for
Community Donations

24.0% goal
3.3% Current
\$38,432

\$779,250

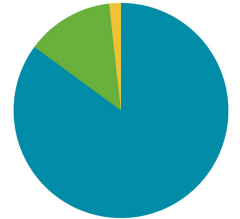
City of Guelph
Capital Contributions

37.4% goal
24.9% Current
\$279,250



Current Funding Imbalance >

Itemized financial summary chart is available on page 5 and page 8 of your detailed package.



Solutions

In this more balanced capital funding scenario, for every dollar of capital improvement that 10C has brought forward, the City of Guelph contribution is only 37 cents.

With support from the City of Guelph, 10C can:

- Successfully complete the current scope of planned and permitted work by Fall/2024, completing the full scope of work in today's dollars.
- Champion this project and engage in outreach to bring forward meaningful community participation.

37% – City of Guelph requested contribution



63% – 10C supported capital improvements