



Date: June 22, 2023
To: Committee of the Whole (COTW)
Author: Terry Fink, Special Projects Coordinator
RE: Facilities Assessment – Lions Hall

COMMITTEE OF THE WHOLE

RECOMMENDED ACTION

1. That Committee of the Whole **RECOMMEND** to Council the demolition of the Lions Hall building at 21 Mill Street West, Kingsville, Ontario, after all tenants have been given reasonable time to relocate;
2. That Administration **BE DIRECTED** to develop a ten-year agreement with the Lions Club of Kingsville for use of an alternative municipal facility for their monthly meetings and special events; and,
3. That Administration **BE DIRECTED** to include a washroom facility ensuring that all AODA guidelines are addressed with a goal of construction by May 2025, subject to capital budget funding.

BACKGROUND

Facility Description:

Lions Hall is an approximately 11,700 sq. ft. (1,086m) one-storey load-bearing concrete block and steel framed building. The estimated age of the original structure of Lions Hall is approximately 35 years with interior renovations in 1991 and 1995. Storage areas were added to the west side of the building in 2005.

The Lions Hall building is located within a 2.9-acre property bordered to the north and the west by residential lands, to the south by Lions Park, and to the east by a gravel parking lot.

The Capital Replacement Value of the property is set at \$3,400,000.00.

Facility Use:

The facility was donated to the Town of Kingsville with rights to the Lions Club of Kingsville as described in an Agreement initially signed in 2003, and amended in 2015 to include Access County Community Support Services as a user of the building. The Agreement generally grants the Lions Club of Kingsville use of the facility and requires that the Town undertake all maintenance and capital improvements for the facility. Further, if the Town determines the facility is no longer sustainable, or can no longer be maintained, the Town is required to provide the Lions Club of Kingsville with similar space. The Lions Club of Kingsville is responsible for cleaning and minor related works.

The Lions Club of Kingsville began in 1917 as a place where individuals join together to give their valuable time and effort to improving their community and the world. The Lions Club of Kingsville has raised significant funds within Kingsville and area to support community and regional initiatives including the Lions Park Inclusive Playground to be constructed in 2023.

Access County Community Support Services rents approximately 4,000 sq. feet of space from the Town for offices and workshop space. Access County Community Support Services is a non-profit organization supporting and strengthening Essex County through locally driven services, advocacy, and strategic community partnerships. Access County Community Support Services is largely funded through donations and grants to deliver afterschool and youth programs.

Access County Community Support Services also supports the KEYS Early Years Steps, Ontario Early Years Centre, which is a free drop-in play and literacy program for children ages 0-6 with their parents. The Early Years Steps, Ontario Early Years Centre will be moving to the new High School in 2024/25.

The Town of Kingsville occupies a storage area in the building but otherwise does not provide any programs or services within the building.

Financial Considerations:

Lions Hall	ACTUALS			
	2019	2020	2021	2022
Revenue	\$ 28,198	\$ 30,621	\$ 30,621	\$ 30,621
Operating Expenses	\$ 14,664	\$ 15,392	\$ 16,075	\$ 27,754
Net Operating Revenue (Expense)	\$ 13,534	\$ 15,229	\$ 14,546	\$ 2,866

DISCUSSION

Needs Assessment:

The Town of Kingsville hired Chall. Eng. Corporation to complete a *Building Condition Assessment Report* in 2022. The Report identified a number of major repairs required over a ten-year term including:

- Cracking of concrete block masonry.
- Roofing system is in generally fair to poor condition, requiring at minimum removal and replacement of roofing membrane.
- Interior finishes ranging from good to poor condition.
- Washrooms not meeting requirements for accessible barrier-free design.
- No designated substance study was completed.
- HVAC systems in functional, but aged condition requiring replacement.
- Electrical power system in fair to poor functioning condition.
- Site fixtures and lighting in good functioning, but aged condition.
- Need for reconfiguration of interior building layout to accommodate required modifications associated with occupancy.

The Building Condition Assessment report estimated costs for major repairs required over the 10-year term of the analysis in the amount of \$4,378,500 inclusive of inflation and HST. As noted above, this estimate is approximately \$1 million greater than the \$3,400,000.00 Capital Replacement Value of the building.

In keeping with the current Agreement as noted above, the Lions Club of Kingsville has used the Lions Hall facility to host meetings, and to support its fundraising efforts primarily through hosting events and facility rentals. The Town has undertaken some limited life cycle replacement and minor capital improvements but has not completed any significant works.

The Lions Club of Kingsville has expressed concerns with their continued ability to maintain the facility in keeping with the Agreement and is open to the development of a new agreement that would allow them to use municipal facilities to hold monthly meetings and special events.

The Town is mid-way through a redevelopment plan for Lions Park that has seen the demolition of previous hard-surfaced basketball and tennis facilities, and the construction of a new basketball court, shade structure, walking trails, and tree planting. The Town is currently developing access to Division Street and has initiated a Request For Proposal (RFP) for the design and construction of an inclusive playground, with significant support from the Lions Club of Kingsville. The approved Master Plan also identified a standalone inclusive washroom facility associated with the Park redesign that was deferred to future discussions related to Lions Hall. The location of the inclusive washroom will be on the site of the Lions Hall building.

PREPARED BY:

Terry Fink

Terry Fink
Special Projects Coordinator

REVIEWED BY:



John Norton
Chief Administrative Officer