



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

COMMITTEE OF THE WHOLE

RECOMMENDED ACTION

1. That Committee of the Whole **RECOMMEND** to Council that the Unico Community Centre be deemed as surplus to the needs of the municipality as per policy;
2. That Administration **BE DIRECTED** to obtain a Market Appraisal of the Unico Community Centre and sell the property;
3. That the Treasurer **BE DIRECTED** to deposit proceeds of the sale of the Unico Community Centre to the Facility Reserve for future use; and
4. That Administration **BE DIRECTED** to meet with the Friendly Club and Rebekah Lodge and offer alternative meeting locations in other facilities, per usage policies.

BACKGROUND

Facility Description:

The Unico Community Centre is located at 37 Beech Street in Kingsville. It is an approximately 3,420 sq.ft. facility. Access to the facility is through a municipal parking lot off Beech Street and through a parking lot fronting Main Street.

The building was constructed in 1961, and acquired and renovated by the Town in 2010 in small part with donations from community groups and individuals.

Facility Use:

The facility was acquired by the Town in 2010 for approximately \$700,000.00.

The building includes one large multi-purpose room, a small serving kitchen, male and female washrooms, a very small storage closet, and tables and chairs owned by the Friendly Club.

The primary users of the facility are the Friendly Club, and Rebekah Lodge. The building is otherwise rented for private use (birthday parties, etc.) and has been used for municipal, provincial and federal elections.

Financial Considerations:

Unico Community Centre	ACTUALS			
	2019	2020	2021	2022
Revenue	\$ 12,735	\$ 3,166	\$ 1,955	\$ 8,508
Operating Expenses	\$ 17,270	\$ 12,066	\$ 13,216	\$ 18,254
Net Operating Revenue (Expense)	\$ (4,535)	\$ (8,900)	\$ (11,262)	\$ (9,746)

The Capital Replacement Value of the property is set at \$1,145,700.

The following groups provided donations to the Town to assist with the initial purchase and renovation: \$45,000 from Unico Foods, \$2,500 Friendly Club, \$1,000 Lily Rebekahs.

DISCUSSION

Needs Assessment:

Based on observation and staff maintenance reports, the ceiling tiles are showing signs of water issues which could suggest issues with the roofing system. As well, brick and siding at the front entrance is deteriorating and needs to be repointed or replaced. More significantly, the washrooms and kitchen need to be upgraded.

The Unico Community Centre is primarily a single use facility, and is duplicative of spaces and uses in other Town facilities (e.g. Arena Community Centres and Auditorium, Lakeside Pavilion). The lack of storage means that staff must transport tables, chairs and any other equipment that may be required to support private use which is an inefficient use of staff time and resources.

The Town of Kingsville entered into a 5-Year Contribution Agreement with Unico Inc. on April 15, 2010, which expired on April 1, 2014. The Agreement requires Kingsville to

maintain the name and signage at this location indefinitely or until such time as the premises cease to be a community centre unless the parties agree otherwise. There is no record of either party requesting a longer or shorter duration to the Agreement, which means the Town's obligations under the Contribution Agreement concluded on April 1, 2014.

PREPARED BY:

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REVIEWED BY:



John Norton
Chief Administrative Officer