



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

COMMITTEE OF THE WHOLE

RECOMMENDED ACTION

1. That Administration **BE DIRECTED** to begin consultation with the Business Improvement Area Board of Management to relocate their offices and storage from the lower level of the building to make the lower level space available for broader community usage, such as programming, classes, and group meetings; and
2. That Committee of the Whole recommends that Council **RENAME** the building to be known as the Kingsville Carnegie Art Gallery.

BACKGROUND

Facility Description:

The former Carnegie Library is a single-storey building in the Art Deco style which was built in 1914 and designated in 1988. It was renovated in 2011 with a sympathetic addition that respects the original design. The adjoining treed parkland was donated to the Town by Dr. Peter Grayson and is also protected by heritage designation. The building is currently known as the Carnegie Arts and Visitor Centre.

The Carnegie Library is the result of the generous support of American industrialist and philanthropist Andrew Carnegie (1835-1919). For this reason, the Carnegie and its adjoining treed parkland was designated, by by-law, to be of cultural heritage value or interest in 1998.

The Carnegie Library is owned by the Town of Kingsville.

Facility Use

In 2011, the Library was relocated from the Carnegie Library to its current location on Main Street. The building was made available for meetings and rentals. The lower level of the building was rented to the Kingsville Business Improvement Area Board of Management for office and meeting space.

In 2011, washrooms and an elevator were constructed on the south side of the building. The upper and lower floors of the facility are able to be locked so that the main floor washrooms can be available outside of office hours for public use.

In 2021, the Town of Kingsville approved a 5-year Agreement with the Arts Society of Kingsville to operate an Art Gallery on the upper level of the building.

In recent months there has been community conversations regarding the quality of art and the criteria for judging the art that is to be displayed in the Gallery. There is confusion in the Kingsville community related to whether the facility is an art gallery, visitor centre, or available for community use.

The Arts Society of Kingsville has requested the use of the lower level of the Carnegie to increase presentation space and sales. This request is a strong indicator of the positive impact the Art Gallery has established not only for our residents but for tourism.

Financial Considerations:

There are two revenue streams for the Carnegie, a percentage of sales generated from the Arts Society of Kingsville (approximately \$5,700 in 2022) and rental revenue from the Business Improvement Area (BIA) (\$3,600 annually).

Carnegie Arts and Visitor Centre	ACTUALS			
	2019	2020	2021	2022
Revenue	\$ 5,053	\$ 3,557	\$ 2,244	\$ 9,878
Operating Expenses	\$ 25,584	\$ 17,812	\$ 27,515	\$ 35,604
Net Operating Revenue (Expense)	\$ (20,531)	\$ (14,255)	\$ (25,271)	\$ (25,726)

The Capital Replacement value for the Carnegie building is \$1,330,000.

DISCUSSION

Needs Assessment:

The Carnegie building was renovated in 2011 and remains in excellent condition. There are no major facility-related building issues.

Based on staff and user observations there are minor issues that can be easily addressed:

- Improvements to the electrical system to reduce the number of outlets on the same breaker.
- The Information Sign in the front of the Carnegie is at the end of its life cycle. The sign must meet heritage designation guidelines.
- There is no telephone in the Art Gallery.
- The key box, which holds all keys to the building and office keys, is located on a wall designated for art display and within reach of the public. Consider moving the Key Box to a secure location.
- Heating and cooling can be inconsistent in the lower floor. The Town could undertake an annual maintenance review of the total building structure which could include a review of the roof and heating and cooling system and the outside frontage and parking lot.
- Establish an annual formal meeting with the tenants to review building operations.

Based on review of the facility and discussions with tenants, it is recommended that Administration enter into discussions with the BIA to see if they can be relocated.

The lower level could be used for a variety of community uses, such as meetings and classes. This space can be booked through the Town's booking system.

PREPARED BY:

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REVIEWED BY:



John Norton
Chief Administrative Officer