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August 11, 2023

Town of Kingsville
2021 Division Road Road North
Kingsville, Ontario
N9Y 2Y9

To the Mayor, Deputy Mayor and Members of Council:

Re: Facilities Review - A welcome first step to ensuring long-term sustainable community prosperity

I write this letter in support of the Facilities Review Report that has been the topic of a great deal of lively conversation in our community. As a resident and small business owner in our community, these types of infrastructure and budgetary studies are key indicators of the fiscal health of our community. The Review is essentially a “report card” for how Council and Administration have done historically in managing the various buildings and properties in the communities of the greater Town of Kingsville and paints a picture of how best to ensure we make informed decisions about to plan for the future. It is clear from the Review that Kingsville has not properly budgeted for the ongoing maintenance, repair and capital improvements to several different properties. It is clear that our historically-low property taxes are also to blame.

Buildings are in disrepair, and some have repair costs far exceeding the value of the structures themselves. This suggests that it is more than reasonable for the Town to divest itself of those properties that are too expensive to maintain and/or those that are underutilized. Of course, this comes with an expected level of resistance from those residents, groups and community organizations/clubs who have used these properties in the past.

It is unfortunate, particularly with the Ruthven Library Building, that our community would be losing a well-loved early childhood education facility; although I am confident and hopeful that Council and

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Administration can take steps to ensure that this preschool can find suitable accommodations elsewhere, to ensure that the many young families drawn to our community are not unduly disadvantaged.

I am surprised by the outcry from certain community organizations, as the need for a physical "clubhouse" becomes less and less necessary in our modern age. I would imagine the many restaurants in our community would be more than happy to accommodate these groups with necessary space and refreshments for their regular meetings. We are also home to dozens of churches, who undoubtedly have a great deal of meeting space that can be made available during the week for little to not cost.

It is clear from the report that Kingsville cannot continue to own and maintain as many buildings and properties as it does. It also becomes clear that we as residents do not contribute sufficient property taxes to supply our Town with the revenue it requires to provide these most basic of services and facilities.

A property tax increase is the necessary medicine that our community requires to ensure prosperity beyond the next municipal election cycle. Kingsville cannot continue to think in 5-year increments: the risks are too great. Long-term property tax budgeting and incremental increases over a 15-25-year span are vital to ensure that our children aren't faced with the same grim reality a few decades down the road: *which beloved community buildings to tear down, which to sell?*

Yours respectfully,

MCGREGOR, SIMS, SCHMORANZ PROFESSIONAL CORPORATION

Per: 

Sebastian Schmoranz

SHS:kr
Encls