



The Corporation of the Town of Grand Valley

5 Main Street North
Grand Valley, ON L9W 5S6
Tel: (519) 928-5652
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www.townofgrandvalley.ca

July 22, 2025

To: Mayor Gardhouse and Township of East Garafraxa Council
From: Meghan Townsend, CAO/Clerk, Town of Grand Valley, on behalf of Town of Grand Valley Council
Re: Delegation – Costs for Community Centre Expansion and Agreement to fund remainder of project

I am pleased to bring a delegation to you at your July 22 meeting. This report specifically addresses the part of the delegation that pertains to the Community Centre expansion.

Attached, please find the following documents, presented to Grand Valley Council on May 13, 2025, which present the contents of my delegation:

- Report to Grand Valley Council, 2025-080 – Agreement for Community Centre Expansion Costs
- Attachment 1 – Original Joint Cost Sharing Agreement, April 2021
- Attachment 2 – Report to All Councils - Grand Valley and District Community Centre Rehabilitation Project - financing for Phases 2 and 3, August 2023
- Attachment 3 – Funding Breakdown, August 2023
- Attachment 4 – East Garafraxa Continued Commitment
- Attachment 5 – Amaranth Continued Commitment
- Attachment 6 – Draft Agreement for Remainder of Project Costs

Please review. During the delegation, I will be happy to summarize the attached and answer any questions you may have about this project. Additionally, I am open to discussing the plans for the community centre, or reviewing the status of the construction, or the terms of the Infrastructure Ontario loan that we are working on.

Apologies for the delay in bringing this presentation to you. Our delay is at our end, due to conflicting priorities, and Council's direction has not changed since the report in May. The only change will be the request for commitment by June 10, as that deadline passed before we could provide you with the request. It is our hope that the costing agreement could be settled by the end of August.

Grand Valley hopes that a cost sharing agreement can be reached to fund this project as the building expands to better serve the entire community.

Thank you for your consideration and continued support of this project.

Meghan Townsend, CAO/Clerk
Town of Grand Valley



STAFF REPORT

To: Mayor and Members of Council
From: Meghan Townsend, CAO/Clerk
Meeting Date: May 13, 2025
Report Number: 2025-080
Subject: Agreement for Community Centre Expansion costs

Recommendation

THAT Council receives Report – Agreement for Community Centre Expansion costs,
AND THAT Council approves the draft agreement as presented,
AND THAT Council directs the CAO to send the draft agreement to Amaranth and East Garafraxa Councils for their consideration, as recommended,
AND THAT Council directs staff to apply for a loan through Infrastructure Ontario for the project, while continuing efforts obtain alternate funding.

Executive Summary

Purpose

To present an agreement between the Town of Grand Valley and the Townships of Amaranth and East Garafraxa for the provision of funding for the costs of expanding the Grand Valley and District Community Centre.

Key Findings

- The Grand Valley and District Community Centre is adding six changerooms, supporting facilities, remodeling office and storage, replacing rubber flooring and rehabilitating roof and walls
- Part of expansion project costs are covered by funds through the Investing in Canada Infrastructure Program, and this fund will be exhausted early in the construction project

- The three municipalities have agreed to review and then enter into an agreement, in accordance with the Community Centre's operating agreement requirements and in accordance with the municipalities' desire to continue their relationship regarding the Community Centre. This agreement will state the terms under which Amaranth and East Garafraxa will provide payment to Grand Valley.
- The draft agreement proposes the means through which each municipality's interests can be taken into account.

Financial Implications

The Town of Grand Valley shall obtain a debenture through Infrastructure Ontario to cover the expansion costs. The Community Centre Board levy will increase to cover the costs of the loan. Each municipality's share of the loan will be adjusted based on their levy apportionment. If the Board no longer exists, the Community Centre's operator will be responsible for making loan payments to Grand Valley.

Report

Background

In 2019, the Grand Valley and District Community Centre Board decided to obtain funding to replace the ice surface and expand the building with new changeroom facilities. The Town of Grand Valley applied for and received funding toward this project through the Investing in Canada Infrastructure Program (ICIP), which assists with costs to a maximum of \$2,800,000. The three municipalities agreed to fund their share of the project up to the \$2,800,000 value, then determine the means through which any costs over that value would be funded.

The ice surface replacement project was completed in 2023, and the project cost \$1,350,000b from the \$2,800,000 committed to the entire project. Each municipality paid its share in accordance with the agreement attached as Attachment 1.

When the costs for the remainder of the project (called Phases 2 and 3) were estimated to exceed the remaining funds, a proposal was made to the three municipalities. See Attachments 2 and 3. Each municipality subsequently expressed their continued support for the project with the understanding that a new agreement would be reached regarding the management of costs exceeding \$2,800,000. See Attachments 4 and 5 for the municipal statements of commitment.

The Board determined that the roof and southern walls and some rubber flooring also required rehabilitation and these two projects were added to the expansion project. These were all tendered at the same time, and the updated project's total cost is estimated to be \$4,250,000 (down from the 2023 estimate of \$4,800,000 for the expansion). Of this \$4,250,000, the first \$1,450,000 will be covered by the ICIP grant and municipal agreement. The remaining \$2,800,000 will be obtained through a loan and repaid over a period of time to be determined upon negotiation of terms with Infrastructure Ontario for the best rate at an affordable payback period (likely 10-15 year period).

Discussion

A draft agreement is attached as Attachment 6. This agreement proposes the following:

- 1) That a debenture (loan) will be obtained by the Town of Grand Valley from Infrastructure Ontario
- 2) That the annual payments will be fixed over the life of the debenture

- 3) That any sponsorships, naming rights and grants obtained to offset project costs will be deducted from the total so that the loan is decreased and payments to be made by the municipalities will decrease
- 4) That the Community Centre will pay the Town for all loan payments and will collect a levy from the three municipalities in order to make those payments. The annual amount will be incorporated into the Community Centre's budget, included in the total levy required, then apportioned to the municipalities according to the terms of the Board agreement in the same way that the operating levy was apportioned before the debenture
- 5) That if there are changes to the Board's operating agreement or if the Board dissolves, the new agreement will address the payments, or the new operator of the Community Centre would be responsible for paying the loan through the Town of Grand Valley
- 6) The entire amount of the construction project will be funded through the debenture, once the funding through the ICIP grant and municipal agreement is exhausted, and any sponsorships or other funding is deducted or applied
- 7) That the Town will provide invoices to the Community Centre for each installment payment
- 8) That the Town will receive each installment payment from the Community Centre at least 5 business days prior to the withdrawal of the payment by Infrastructure Ontario
- 9) That installments will be due twice per year, unless the agreement with Infrastructure Ontario deems otherwise

Staff recommend that Grand Valley Council receive this report and the attached draft agreement and send it to Amaranth and East Garafraxa to obtain their comments and their legal and insurance review comments, asking for their comments by June 2 so that Grand Valley Council can compile all comments for a follow up report at their June 10 meeting.

Staff also recommend that Council direct staff to commence the application to Infrastructure Ontario, which could take a few months to complete, given their requirements for review. Staff will report back on progress at the June 10 meeting.

Financial Impact

The annual payment will be a set amount. Interest payments will decrease while principal payments increase over the term of the debenture. The amount of money that each municipality will have to pay toward the project depends on the success of attempts to find alternative funds (grants, sponsorships, naming rights, etc.) and each municipality's catchment area's assessment changes. The amount requested could vary from year to year, depending on how the Board manages their total budget.

Consultations

Attachments

Attachment 1 – Joint Cost Sharing Agreement for \$2.8million in project costs

Attachment 2 – Report to Grand Valley Council - Phase 2 and 3 funding proposal

Attachment 3 – Proposal to Amaranth and East Garafraxa Councils

Attachment 4 – East Garafraxa's continued commitment

Attachment 5 – Amaranth's continued commitment

Attachment 6 – draft agreement for remainder of project costs

This report was submitted by

Meghan Townsend, CAO/Clerk
mtownsend@townofgrandvalley.ca.

This report was approved by

Meghan Townsend
Chief Administrative Officer/Clerk
519-928-5652 extension 222

THE CORPORATION OF THE TOWNSHIP OF AMARANTH

BY-LAW NUMBER 30-2021

BEING A BY-LAW TO AUTHORIZE THE EXECUTION OF A JOINT COST SHARING AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF AMARANTH, THE CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA AND THE CORPORATION OF THE TOWN OF GRAND VALLEY WITH RESPECT TO THE GRAND VALLEY AND DISTRICT COMMUNITY CENTRE ICE SURFACE FLOOR AND CHANGE ROOMS PROJECT

WHEREAS the Joint Municipalities (Township of Amaranth, Town of Grand Valley, and Township of East Garafraxa) have created the Grand Valley and District Community Centre Board (Board) to be responsible for all operating and/or maintenance deficits of the Community Centre, and pursuant to Section 4 of the December 13, 2017 Agreement, Capital Expenditures (being major capital expenditures and/or Construction and/or Re-Construction) shall be negotiated from time to time as required; and

AND WHEREAS, the Council of the Township of Amaranth deems it expedient to enter into an agreement for the ice surface floor and change rooms project with the Corporation of the Town of Grand Valley and the Corporation of the Township of East Garafraxa upon such terms and conditions as are agreed;

NOW THEREFORE the Council of the Corporation of the Township of Amaranth hereby enacts as follows:

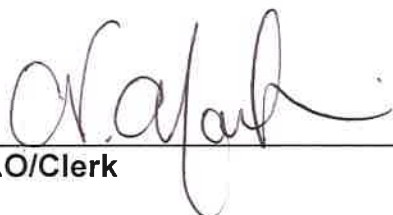
1. That the Mayor and Clerk are hereby authorized to execute the Agreement in the same or substantially the same form as attached hereto as Schedule "A", which forms par of this by-law; and
2. That this by-law comes into effect upon the passing thereof.

BY-LAW READ A FIRST AND SECOND TIME THIS 21st DAY OF **APRIL 2021**.

BY-LAW READ A THIRD TIME AND PASSED THIS 21st DAY OF **APRIL 2021**.



Head of Council



CAO/Clerk

Schedule 'A'

Grand Valley and District Community Centre Ice Surface Floor and Change Rooms Project

This Agreement made this ____ day of _____, 2021.

BETWEEN:

The Corporation of the Town of Grand Valley (Grand Valley)

AND

The Corporation of the Township of Amaranth (Amaranth)

AND

The Corporation of the Township of East Garafraxa (East Garafraxa)

Hereinafter collectively call the "Joint Municipalities."

WHEREAS Grand Valley is the registered owner of the Grand Valley and District Community Centre;

AND WHEREAS the Joint Municipalities have created the Grand Valley and District Community Centre Board (Board) to be responsible for all operating and/or maintenance deficits of the Community Centre, and pursuant to Section 4 of the December 13, 2017 Agreement, Capital Expenditures (being major capital expenditures and/or Construction and/or Re-Construction) shall be negotiated from time to time as required;

AND WHEREAS the Board has recommended to the Joint Municipalities certain improvements to the Grand Valley and District Community Centre of a capital nature with an estimated capital cost of \$2,800,000.00;

AND WHEREAS the Joint Municipalities desire to implement the recommendation of the Board concerning the capital improvements to the Grand Valley and District Community Centre by September 30, 2022;

AND WHEREAS as part of the Capital Funding for this project, grants may be available through, among other possibilities, the Investment in Canada Infrastructure Program – Community, Culture and Recreation Stream (ICIP);

AND WHEREAS the Joint Municipalities desire to enter into an agreement to fix each of them a respective share of the capital cost of the expansion and improvements to the Grand Valley and District Community Centre;

NOW THEREFORE in consideration of the premises herein and the covenants hereinafter set out to, the parties hereto jointly and severally agree as follows:

1. The Capital Projects under this agreement shall be the Replacement of the Ice Surface Floor and the addition of six (6) changerooms.
2. The Joint Municipalities agree that capital cost apportionment shall be determined in accordance with the Current Value Assessment of lands within the Community Centre area, as is calculated and applied under the agreement for the apportionment for the sharing of the maintenance and operating deficits. For the purposes of this agreement, the apportionment is based on 2020 assessment (used for the 2021 budget) and set at:

Municipality	Assessment	Percentage
Amaranth	\$ 283,100,800.00	25.4
East Garafraxa	\$ 170,756,300.00	15.3
Grand Valley	\$ 661,452,818.00	59.3
Total Assessment	\$ 1,115,309,918.00	100.000

3. The Estimated cost of this project, including contingencies, is \$2,800,000.00 for all projects, or \$1,400,000.00 for the Replacement of the Ice Surface Floor only.
 - a. These prices are estimates only and may not reflect actual costs once tenders are received from project managers, consultants, building officials and construction providers.
4. It is understood and agreed by all parties that the Joint Municipalities shall only complete the Replacement of the Ice Surface Floor project if funding is not received from ICIP or another external funding source of equivalent or greater value.
5. It is understood and agreed by all parties that if the actual project costs exceed the estimated costs, a separate agreement shall be negotiated between the Joint Municipalities for the sharing of the excess costs.
6. The replacement of the Ice Surface floor and the addition of six (6) changerooms shall be completed if funding is obtained through ICIP. In this case, the federal government shall provide 40% and the provincial government shall provide 33.33% of the total cost of the project, leaving the remaining 26.67% to be shared by the Joint Municipalities.
7. The Corporation of the Town of Grand Valley shall be responsible for and shall pay 60% of the total actual Capital Cost of the Capital Improvements for which the Joint Municipalities are responsible, in accordance with clauses 2, 3, 4 and 5 above.
8. The Corporation of the Township of Amaranth shall be responsible for and shall pay 25% of the total actual Capital Cost of the Capital Improvements for which the Joint Municipalities are responsible, in accordance with clauses 2, 3, 4 and 5 above.
9. The Corporation of the Township of East Garafraxa shall be responsible for and shall pay 15% of the total actual Capital Cost of the Capital Improvements for which the Joint Municipalities are responsible in accordance with clauses 2, 3, 4 and 5 above.
10. It is understood and agreed that Grand Valley shall enter into any required agreements required if funding is obtained through any external source, including but not limited to ICIP, and shall ensure that all procurement, reporting and other requirements under the funding agreement are fulfilled.
11. It is understood and agreed that The Joint Municipalities shall each be responsible for funding their respective share of the Capital Cost and shall be provided monthly invoices and statements from Grand Valley as costs are incurred toward the project and shall pay those invoices by cheque or electronic funds transfer, payable to the Town of Grand Valley.
12. It is understood and agreed that the project will commence incurring costs in April 2021 so that procurement, tenders and construction can be completed by September 2022.
13. This Agreement shall enure to the benefit of the parties hereto and their respective successors from time to time.

This Agreement is executed on behalf of the Corporation of the Town of Grand Valley by its proper signing officers authorized in that regard by a By-law of Council numbered 2021-_____ and dated the _____ day of _____ 2021.

Corporation of the Town of Grand Valley

Head of Council

Clerk

This Agreement is executed on behalf of the Corporation of the Township of Amaranth by its proper signing officers authorized in that regard by a By-law of Council numbered _____ and dated the _____ day of _____ 2021.

Corporation of the Township of Amaranth

Head of Council

Clerk

This Agreement is executed on behalf of the Corporation of the Township of East Garafraxa by its proper signing officers authorized in that regard by a By-law of Council numbered _____ and dated the _____ day of _____ 2021.

Corporation of the Township of East Garafraxa

Head of Council

Clerk



GRAND VALLEY

REPORT TO COUNCIL

To: Mayor Soloman and Members of Grand Valley Council
Mayor Gerrits and Members of Amaranth Council
Mayor Gardhouse and Members of East Garafraxa Council

From: Meghan Townsend, CAO/Clerk-Treasurer, Grand Valley

Date: August 11, 2023

Subject: Grand Valley and District Community Centre Rehabilitation Project - financing for Phases 2 and 3

Purpose

To present to each council a proposal for funding Phases 2 and 3 of the Rehabilitation of the Grand Valley and District Community Centre Project.

Background

The three municipalities have been working on the rehabilitation of the Grand Valley and District Community Centre ("arena") over the past four years. The ice surface project has been completed and was referred to as Phase 1 of the project.

Phases 2 and 3 include the addition of six new changerooms with washroom facilities, and accessibility upgrades within the building. Revised, detailed estimates for the cost of Phases 2 and 3 came in significantly higher than original estimates. The three municipalities have since been considering how to finance these phases, given that the grant we have received will not cover the increased costs.

Discussion

On July 18, 2023, each municipality sent representation to a discussion on financing the project. Mayor Gardhouse and East Garafraxa's Treasurer participated, along with Amaranth's Deputy Mayor Little and CAO/Clerk and Grand Valley's Mayor Soloman and CAO/Clerk-Treasurer. The discussion included a review of projected cost of the project, the amount that the ICIP grant will cover, and the balance that municipalities should plan on covering. The remaining costs include the remaining design and engineering work, tendering, project management and all construction costs.

The discussion concluded with the following suggested plan to move forward:

1. Participants concurred that each participating municipality would pay their share of project costs up to the amount originally anticipated under the existing municipal

agreement. This is expected to cover design/engineering costs, tendering costs and some initial construction costs, but then the agreement terms will be completed. Grand Valley will invoice Amaranth and East Garafraxa in the same manner as was done for Phase 1 and Grand Valley will also submit claims to the ICIP grant for reimbursement of costs eligible under the grant, until the grant is fully expended.

2. Costs exceeding the ICIP grant will be funded under a loan from Infrastructure Ontario. The loan will be under the Town of Grand Valley. The payments on the loan will be collected from the three municipalities.
3. An agreement between the three municipalities will be drawn up, in accordance with the Community Centre's operating agreement requirements and in accordance with the municipalities' desire to continue their relationship regarding the Community Centre. This agreement will state the terms under which Amaranth and East Garafraxa will provide payment to Grand Valley – likely in monthly installments along with the operating levy for the Community Centre, but can be otherwise.
4. The term of the loan is to be short enough to pay it off quickly, but reasonable to accommodate impacts to municipal budget impacts.

A resolution stating agreement with this plan is requested from each of the three municipalities. If three resolutions of agreement are received, we will contact the Project Management firm at Barry Bryan Associates and restart work on the project, moving forward with the timelines projected in previous communications.

Financial Impact

Grand Valley intends to continue seeking alternative sources of funding for this project, and we are open to hearing from others with options and ideas.

This project will impact the 2024, 2025 and 2026 budgets, with minor payments to the Project Management firm likely to be required in 2023.

Recommendation

It is requested that each Council consider the following resolution:

WHEREAS The Council for the <Town/Township> of <insert name> is in agreement that the Rehabilitation of the Grand Valley and District Community Centre project should continue,

NOW THEREFORE BE IT RESOVLED THAT Council receives the proposal from the CAO/Clerk-Treasurer of Grand Valley and agrees as follows:

1. <Insert name> will pay our share of project costs up to the amount originally anticipated under the existing municipal agreement. This is expected to cover design/engineering costs, tendering costs and some initial construction costs, but then the agreement terms will be completed.
2. Costs exceeding the ICIP grant and the original intermunicipal agreement will be funded under a loan from Infrastructure Ontario. The loan will be under the Town of Grand Valley. The payments on the loan will be collected from the three municipalities. The amount of the loan may be reduced if alternate sources of funding are secured toward the project.

3. An agreement between the three municipalities will be drawn up, in accordance with the Community Centre's operating agreement requirements and in accordance with the municipalities' desire to continue their relationship regarding the Community Centre. This agreement will state the terms under which Amaranth and East Garafraxa will provide payment to Grand Valley.
4. The term of the loan shall be short enough to pay it off quickly, but reasonable to accommodate impacts to municipal budget impacts.

AND FURTHER THAT Council directs that a copy of this resolution be sent to the other two municipal partners in this project, and requests that the Project Management firm restart work toward completion of the project.

Respectfully submitted by,

Meghan Townsend
CAO/Clerk-Treasurer

Grand Valley and District Community Centre Renovation and Expansion Project Financing Update and Projections

Presented by Mayor Steve Soloman and Meghan Townsend, CAO/Clerk-Treasurer, Grand Valley

Total Grant Funding from the ICIP-CCR program

Approved Total Project Cost: \$2,868,750.00

Approved Funding from Governments: \$2,103,654.38

Municipal Share: \$765,095.62 (Grand Valley - \$459,057; Amaranth - \$191,273; East Garafraxa - \$114,764)

Phase 1 Funding and Expenditures

Expenses for the Ice Surface project only

Type of Expense	Budget	Actual
Design and Project Management	\$71,140.00	
Construction Tender	\$1,049,000.00	
Change order/contingency	\$120,000.00	
Taxes payable, other costs	\$159,860	
Total	\$1,400,000	\$1,351,554.00

Breakdown of Funding for Ice Surface project

Source of Funding	Actual Funding Received
Federal	\$975,080
Provincial	Included with Federal
Grand Valley	\$213,783
Amaranth	\$88,658
East Garafraxa	\$53,194
Total	1,351,554

Municipal Contributions under current agreement

Municipality	Total Funding under Current Agreement	Remaining Funding Available for Phase 2
Grand Valley	\$459,057	459057-213783 = \$245,274
Amaranth	\$191,273	191273-88658 = \$102,615
East Garafraxa	\$114,764	114764-53194 = \$61,570

Phase 2 & 3 Projections and Municipal Contributions based on existing agreement

Total Phase 2&3 Expenses Estimate = \$4,800,000

Total Grant Revenue Available = 2,103,654.38 – 975080 = \$1,128,574.38

Total committed by Municipalities under existing agreement = \$409,459

Funding to be financed or found from other sources = 4800000 – 1128574 – 409459 = \$3,261,967

Projected Municipal Costs for Phase 2 & 3, where funding of \$3,261,967 is required

Municipality	Portion under agreement	Projected Costs
Grand Valley	60%	\$1,957,180
Amaranth	25%	\$815,491
East Garafraxa	15%	\$489,295

The Town continues to search for sponsorships, other grant opportunities, to bring the municipalities' costs down.

The most recent plan was to have the project completed by end of 2026. That means construction must start mid-2025. Therefore, the tender must be ready for issue early 2025.

The phase is not yet designed, so design work and reviews by partners must start in fall 2023 to be completed by end of 2024.

The Town of Grand Valley is seeking consensus from Amaranth and East Garafraxa that they will honour the existing agreement to cover the \$102,615 and \$61,570 as costs are incurred over the design phase and start of construction (e.g., over the 2023-2025 period).

Funding the Project not contemplated by the existing agreement

If the remaining full cost of the municipal portion of the project must be financed (e.g., no other sources of funding found for the \$3,261,967), a loan could be taken out to be paid off over an acceptable period of time.

The Town of Grand Valley is given to believe, through resolutions and staff discussions, that Amaranth and East Garafraxa do not commit to funding their projected costs as stated above, in alignment with the existing agreement, but may agree to participation under the following conditions:

- 1) The loan is taken out by the Town of Grand Valley, fully at the Town's risk
- 2) The repayments are included as a capital payment under the Community Centre's operating agreement; therefore, the repayments will be divided between the municipalities based on each year's apportionment calculations.
 - a. Therefore, each municipality's contributions could fluctuate from year to year, as assessments change.
- 3) Amaranth and East Garafraxa will not enter into a separate agreement for this loan, but will instead pay it under the operating agreement for the Community Centre.

We thank you for the opportunity to discuss this matter further.

From: [Jessica Kennedy](#)
To: [Meghan Townsend](#); [Peter Avgoustis](#); [Alan Selby](#); nmartin@amaranth.ca; svangerven@amaranth.ca
Cc: [James Allen](#); [Donna Tremblay](#); [Laura Aston](#)
Subject: RE: Arena project financing proposal - follow up
Date: September 13, 2023 1:33:00 PM

Caution! This message was sent from outside your organization.

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Good afternoon Meghan,

At the regular Council meeting held on September 12, 2023 Council for the Township of East Garafraxa passed the following resolution:

Moved by Zukowski, Seconded by Halls

BE IT RESOLVED THAT: The report on Grand Valley Community Centre be received;

AND WHEREAS The Council for the Township of East Garafraxa is in agreement that the Rehabilitation of the Grand Valley and District Community Centre project should continue,

NOW THEREFORE BE IT RESOLVED THAT Council receives the proposal from the CAO/Clerk-Treasurer of Grand Valley and agrees as follows:

<!--[if !supportLists]-->1. <!--[endif]-->That East Garafraxa will pay our share of project costs up to the amount originally anticipated under the existing municipal agreement. This is expected to cover design/engineering costs, tendering costs and some initial construction costs, but then the agreement terms will be completed.

<!--[if !supportLists]-->2. <!--[endif]-->Costs exceeding the ICIP grant and the original intermunicipal agreement will be funded under a loan from Infrastructure Ontario. The loan will be under the Town of Grand Valley. The payments on the loan will be collected from the three municipalities. The amount of the loan may be reduced if alternate sources of funding are secured toward the project.

<!--[if !supportLists]-->3. <!--[endif]-->An agreement between the three municipalities will be drawn up, in accordance with the Community Centre's operating agreement requirements and in accordance with the municipalities' desire to continue their relationship regarding the Community Centre. This agreement will state the terms under which Amaranth and East Garafraxa will provide payment to Grand Valley.

<!--[if !supportLists]-->4. <!--[endif]-->The term of the loan shall be short enough to pay it off quickly, but reasonable to accommodate impacts to municipal budget impacts.

AND FURTHER THAT Council directs that a copy of this resolution be sent to the other two municipal partners in this project, and requests that the Project Management firm restart work toward completion of the project. CARRIED

Sincerely,

Jessica Kennedy, Clerk

Township of East Garafraxa

065371 Dufferin County Road 3, Unit 2 | East Garafraxa | ON | L9W 7J8

Tel: 226-259-9400 ext. 204 | Toll Free: 877-868-5967 | Fax: 1-226-212-9812

jkennedy@eastgarafraxa.ca | www.eastgarafraxa.ca

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From: Meghan Townsend <mtownsend@townofgrandvalley.ca>

Sent: Wednesday, September 13, 2023 1:15 PM

To: Jessica Kennedy <jkennedy@eastgarafraxa.ca>; Peter Avgoustis <pavgoustis@eastgarafraxa.ca>; Alan Selby <aselby@eastgarafraxa.ca>; nmartin@amaranth.ca; svangerven@amaranth.ca

Cc: James Allen <jallen@townofgrandvalley.ca>; Donna Tremblay <dtremblay@townofgrandvalley.ca>; Laura Aston <laston@townofgrandvalley.ca>

Subject: Arena project financing proposal - follow up

Hi everyone,

At their September 12, 2023 meeting, Grand Valley Council passed the following resolution:

Resolution 2023-09-11

Moved by Latam, Seconded by Jonker

WHEREAS The Council for the Town of Grand Valey is in agreement that the Rehabilitation of the Grand Valley and District Community Centre project should continue,

NOW THEREFORE BE IT RESOVLED THAT Council receives the proposal from the CAO/Clerk-Treasurer of Grand Valley and agrees as follows:

1. Grand Valley will pay our share of project costs up to the amount originally anticipated under the existing municipal agreement. This is expected to cover design/engineering costs, tendering costs and some initial construction costs, but then the agreement terms will be completed.
2. Costs exceeding the ICIP grant and the original intermunicipal agreement will be funded under a loan from Infrastructure Ontario. The loan will be under the Town of Grand Valley. The payments on the loan will be collected from the three municipalities. The amount of the loan may be reduced if alternate sources of funding are secured toward the project.
3. An agreement between the three municipalities will be drawn up, in accordance with the Community Centre's operating agreement requirements and in accordance with the municipalities' desire to continue their relationship regarding the Community

Centre. This agreement will state the terms under which Amaranth and East Garafraxa will provide payment to Grand Valley.

4. The term of the loan shall be short enough to pay it off quickly, but reasonable to accommodate impacts to municipal budgets..

AND FURTHER THAT Council directs that a copy of this resolution be sent to the other two municipal partners in this project, and requests that the Project Management firm restart work toward completion of the project.

Thank you,



Meghan Townsend, MPS, BSc, Dipl.M.A. | CAO/Clerk-Treasurer

Town of Grand Valley | 5 Main Street North, Grand Valley, ON L9W 5S6

Tel: (519) 928-5652 | Fax: (519) 928-2275 | mtownsend@townofgrandvalley.ca



374028 6TH LINE • AMARANTH ON • L9W 0M6

October 4, 2023

Town of Grand Valley
5 Main Street North
Grand Valley, ON L9W 5S6

Sent by email to: Meghan Townsend; Donna Tremblay; Jessica Kennedy; Alan Selby; Peter Avgoustis

Re: Grand Valley & District Community Centre Project Financing

At its regular meeting of Council held on September 6, 2023, the Township of Amaranth Council passed the following Resolution:

Resolution #: 3

Moved by: S. Graham

Seconded by: A. Stirk

BE IT RESOLVED THAT:

WHEREAS The Council for the Township of Amaranth is in agreement that the Rehabilitation of the Grand Valley and District Community Centre project should continue,

NOW THEREFORE BE IT RESOVLED THAT Council receives the proposal from the CAO/Clerk-Treasurer of Grand Valley and agrees as follows:

1. Township of Amaranth will pay our share of project costs up to the amount originally anticipated under the existing municipal agreement. This is expected to cover design/engineering costs, tendering costs and some initial construction costs, but then the agreement terms will be completed.
2. Costs exceeding the ICIP grant and the original intermunicipal agreement will be funded under a loan from Infrastructure Ontario. The loan will be under the Town of Grand Valley. The payments on the loan will be collected from the three municipalities. The amount of the loan may be reduced if alternate sources of funding are secured toward the project.
3. An agreement between the three municipalities will be drawn up, in accordance with the Community Centre's operating agreement

requirements and in accordance with the municipalities' desire to continue their relationship regarding the Community Centre. This agreement will state the terms under which Amaranth and East Garafraxa will provide payment to Grand Valley.

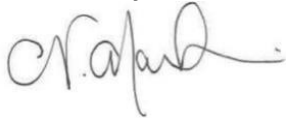
4. The term of the loan shall be short enough to pay it off quickly, but reasonable to accommodate impacts to municipal budget impacts.

AND FURTHER THAT Council directs that a copy of this resolution be sent to the other two municipal partners in this project, and requests that the Project Management firm restart work toward completion of the project.

CARRIED

Please do not hesitate to contact the office if you require any further information on this matter.

Yours truly,

A handwritten signature in dark ink, appearing to read 'Nicole Martin', with a stylized flourish at the end.

Nicole Martin, Dipl. M.A.
CAO/Clerk

**Intermunicipal Agreement for the Expansion and Rehabilitation
Of the Grand Valley and District Community Centre**

This Agreement made this _____ day of _____, 2025.

BETWEEN:

The Corporation of the Town of Grand Valley (Grand Valley)

AND

The Corporation of the Township of Amaranth (Amaranth)

AND

The Corporation of the Township of East Garafraxa (East Garafraxa)

Hereinafter collectively call the “Joint Municipalities.”

WHEREAS Grand Valley is the registered owner of the Grand Valley and District Community Centre;

AND WHEREAS the Joint Municipalities have created the Grand Valley and District Community Centre Board (Board) to be responsible for all operating and/or maintenance deficits of the Community Centre, and pursuant to Section 5 of the 2021 “Intermunicipal Agreement for Operations of the Grand Valley and District Community Centre” (the Board’s Agreement), Capital Expenditures (being major capital expenditures and/or Construction and/or Re-Construction) shall be negotiated from time to time as required;

AND WHEREAS the Board has recommended to the Joint Municipalities certain improvements to the Grand Valley and District Community Centre of a capital nature with an estimated total capital cost of \$4.250,000;

AND WHEREAS the Joint Municipalities desire to implement the recommendation of the Board concerning the capital improvements to the Grand Valley and District Community Centre by March 31, 2026;

AND WHEREAS as part of the Capital Funding for this project, grants may be available through, among other possibilities, the Investment in Canada Infrastructure Program – Community, Culture and Recreation Stream (ICIP);

AND WHEREAS the Joint Municipalities desire to enter into an agreement to fix each of them a respective share of the capital cost of the expansion and improvements to the Grand Valley and District Community Centre;

NOW THEREFORE in consideration of the premises herein and the covenants hereinafter set out to, the parties hereto jointly and severally agree as follows:

1. The Capital Projects under this agreement shall include new changerooms, new washrooms, rehabilitated roof and walls, new flooring and remodeled office/storage.
2. The Joint Municipalities agree that capital cost apportionment shall be determined in accordance with the Current Value Assessment of lands within the Community Centre area, as is calculated and applied under the agreement for the apportionment for the sharing of the maintenance and operating deficits.
3. The Estimated cost of this project, including contingencies, is \$4,250,000.00
 - a. These prices are estimates only and may not reflect actual costs
4. It is understood and agreed that Grand Valley shall enter into a debenture agreement with Infrastructure Ontario for a construction loan and long-term borrowing, with annual payments being at a set amount over the term of the

debenture, and that Grand Valley shall manage any additional agreements required if funding is obtained through any external source, including but not limited to the existing ICIP grant, and shall ensure that all procurement, reporting and other requirements under the funding agreement are fulfilled.

- 5. It is understood that any money obtained through sponsorships, naming rights or other grants shall be used to offset project costs in order to decrease the loan and the payments to be made by municipalities toward the loan.
- 6. It is understood and agreed that the Community Centre Board shall be responsible for funding the debenture payments and shall be provided invoices and statements from Grand Valley twice per year, when the debenture payment is due, and the Board shall have collected their funding through the operating levy to the three municipalities.
- 7. It is understood and agreed that the construction project started in March 2025 and is anticipated to be completed by end of 2025, excluding holdbacks.
- 8. It is understood and agreed that if there are changes to the Board's operating agreement or if the Board dissolves, the new agreement will address the payments, or the new operator of the Community Centre would be responsible for paying the loan through the Town of Grand Valley
- 9. This Agreement shall enure to the benefit of the parties hereto and their respective successors from time to time.

This Agreement is executed on behalf of the Corporation of the Town of Grand Valley by its proper signing officers authorized in that regard by a By-law of Council numbered 2025-_____ and dated the _____ day of _____ 2025.

Corporation of the Town of Grand Valley

Head of Council

Clerk

This Agreement is executed on behalf of the Corporation of the Township of Amaranth by its proper signing officers authorized in that regard by a By-law of Council numbered _____ and dated the _____ day of _____ 2025.

Corporation of the Township of Amaranth

Head of Council

Clerk

This Agreement is executed on behalf of the Corporation of the Township of East Garafraxa by its proper signing officers authorized in that regard by a By-law of Council numbered _____ and dated the _____ day of _____ 2025.

Corporation of the Township of East Garafraxa

Head of Council

Clerk