Minutes - Executive Policy Committee - July 9, 2008

REPORTS

Minute No. 378 2008 Gail Parvin Hammerquist Fund Allocation
File G-3.1.6

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommends to Council:

1. That the following allocations from the 2008 Gail Parvin Hammerquist Fund be approved, namely:

    A. A reallocation of $500,000.00 for the purpose of providing a Grant to the CentreVenture Development Corporation to fund innovative measures that will attract new investment, occupants and uses for heritage buildings, as well as to conserve the heritage character, architectural elements, and detailing of designated buildings;

    B. An allocation of $70,973.00 to the City-Wide Heritage Program, administered by the Historic Buildings Committee with the concurrence of the City's Designated Officer.

2. That the Chief Administrative Officer be authorized to approve the final terms and conditions of the Grant to the CentreVenture Development Corporation as required to reflect the intent of Council.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

Moved by Councillor Wyatt,

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than 96 hours preceding the committee meeting, be considered by Committee.

Carried

Moved by Councillor Wyatt,

That the recommendation of the Winnipeg Public Service be concurred in and forwarded to Council.

Carried

RE: 2008 Proposed Gail Parvin Hammerquist Fund Allocation

FOR SUBMISSION TO: Executive Policy Committee

ORIGINAL REPORT SIGNED BY: Director, Planning, Property, and Development

REPORT DATE: June 27, 2008

RECOMMENDATION:

1. That the following allocations from the 2008 Gail Parvin Hammerquist Fund be approved, namely:
    a) A reallocation of $ 500,000 for the purpose of providing a Grant to the CentreVenture Development Corporation to fund innovative measures that will attract new investment, occupants and uses for heritage buildings, as well as to conserve the heritage character, architectural elements, and detailing of designated buildings;
    b) An allocation of $ 70,973 to the City-Wide Heritage Program, administered by the Historic Buildings Committee with the concurrence of the City's Designated Officer;
2. That the Chief Administrative Officer be authorized to approve the final terms and conditions of the Grant to the CentreVenture Development Corporation as required to reflect the intent of Council;
3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report Summary

Key Issues:

- This is the eighth year that Council has been asked to consider allocations from the Gail Parvin Hammerquist Fund to the CentreVenture Development Corporation.
- The Gail Parvin Hammerquist Fund is seeded on an annual basis by 5% of total city land sales from the previous year.
- The total allocation to the Gail Parvin Hammerquist Fund in 2008 was $570,973.
- Similar to the methodology used for previous allocations, and for the purpose of maximizing flexibility as to the use of the funds, the Winnipeg Public Service recommends that CentreVenture receive the funding as a grant rather than as an allocation towards their former CentreVenture Downtown Heritage Program.
- CentreVenture will strategically use their grant to lever private investment within designated structures and / or the Exchange District itself.
- Since 2000, CentreVenture has been allocated over $ 2 million from the City’s Gail Parvin Hammerquist Fund.

- CentreVenture will report annually to the Executive Policy Committee as to the use of Gail Parvin Hammerquist grant funds.
- The allocation to the City-Wide Heritage Program may be utilized for various purposes including research, preparation and production of heritage displays, presentations, and brochures of the Exchange District.

Implications of the Recommendation(s):

General Implications

( ) None

( ) For the organization overall and/or for other departments

(x) For the community and/or organizations external to the City

( ) Involves a multi-year contract

Comment(s): The grant to CentreVenture will provide them with additional financial incentive tools to address worthy heritage projects within the downtown and any project within the nationally designated Exchange District.

Policy Implications

(x) No

( ) Yes

Comment(s):

Regulatory Implications

(x) None

( ) Eliminates or reduces regulatory impact

( ) Proposes regulatory impact

Comment(s):

Environmental Implications

(x) No

( ) Yes

Comment(s):

Human Resources Implications

(x) No

( ) Yes

Comment(s):

Financial Implications

(x) Within approved current and/or capital budget

( ) Current and/or capital budget adjustment required

Comment(s): The Gail Parvin Hammerquist Fund is seeded on an annual basis by 5% of total city land sales from the previous year. For 2008, the allocation totals $570,973.

Report

REASON FOR THE REPORT:
This Report recommends a reallocation from the Gail Parvin Hammerquist Fund as a grant to the CentreVenture Development Corporation, as well as an allocation to the City-wide Heritage Program. These allocations require Council approval.

HISTORY:
On April 30, 1997, Council established the Gail Parvin Hammerquist Fund through By-law No. 7040/97 to encourage greater investment in the retention, improvement, and use of designated structures. Financing is provided by an annual allocation based upon 5% of gross city land sales.

On September 26, 2007, Council adopted by consent the recommendation of the Executive Policy Committee concerning the 2007 Gail Parvin Hammerquist Fund Allocation dated July 19, 2007.

DISCUSSION:
Since Council created CentreVenture in 1999, the City has split the annual allocation of funding from the Gail Parvin Hammerquist Fund between CentreVenture grants or Heritage Programs and a City-wide Heritage Program administered by the Historical Buildings Committee. Funding has been allocated as follows:

Year	Gail Parvin Allocation	CentreVenture Program(s)	City-wide Program
2000	$600,000	$500,000	$100,000
2001	$383,423	$300,000	$ 83,423
2002	$162,183	$162,183	$ 0
2003	$173,476	$113,476	$ 60,000
2004	$312,600	$290,000	$ 22,600
2005	$335,544	$ 35,544	$300,000
2006	$289,593	$144,797	$144,796
2007	$495,000	$459,796	$ 35,204
Total	$2,751,819	$2,005,796	$746,023

Based upon a review of the priority needs for the heritage programs within the City, the Winnipeg Public Service recommends the following allocation of funds the 2008 Program

2008	$570,793	$500,000	$ 70,793

CentreVenture Allocation
CentreVenture has successfully utilized the over $ 2 million allocation in heritage funds from the Gail Parvin Hammerquist Fund provided since 2000 to lever significant private investment in heritage structures within the downtown and more specifically, within the Exchange District. CentreVenture has partnered with private developers and heritage building owners to undertake architectural adaptive re-use feasibility and engineering studies. The funds also assist in the marketing and sale of city-owned heritage buildings that have been optioned to CentreVenture through the CentreVenture Asset Agreement.

The Winnipeg Public Service (WPS) recommends that the CentreVenture allocation be made in the form of a grant rather than as an allocation towards their previous CentreVenture Downtown Heritage Program. The previous CentreVenture Downtown Heritage Program required annual approval of the Program criteria and procedures from the Executive Policy Committee.

The WPS recommends that CentreVenture can act more strategically if they are provided the flexibility to allocate funds from this grant based upon the merit of the individual business case. This recommendation effectively approves funding from the Gail Parvin Hammerquist Fund and reallocates it to CentreVenture by way of a grant under section 218 of the City of Winnipeg Charter. The WPS further recommends that Council authorize the Chief Administrative Officer to approve the final terms and conditions of an agreement to be entered into between CentreVenture and the City with respect to the grant. In order to promote transparency, the agreement will include language to ensure that CentreVenture reports back to the Executive Policy Committee on an annual basis as to the use of these funds.

City-Wide Program Allocation
The $70,793 City-wide Heritage Program allocation may be utilized for various purposes including research, preparation and production of heritage displays, presentations, and brochures of the Exchange District. The Designated Officer, Senior Planner (Heritage), with the concurrence of the Historical Buildings Committee, shall approve grant applications for eligible projects which comply with the grant criteria as adopted by the Executive Policy Committee or the Standing Policy Committee on Property and Development from time to time until funding is committed.

For 2008, the Historical Buildings Committee has identified the following priorities:

Pt. Douglas Heritage Resources Study	Prepare background papers to facilitate redevelopment proposals for Point Douglas including: -Brief history -Maps and images -Review of “Inventory of	Up to $20,000

	Buildings “ in Point Douglas -Long Reports on Heritage Potential Properties	
Barber House Mothball Initiative	Secure Barber House properly to enable chain link fence to be removed	up to $15,000
Engineering Studies	To review the condition of potential heritage properties to understand their structural stability in cases where demolition is considered, example Christian Science Church on River	$10,000
William Avenue Library, Fire Protection study	To get an appraisal of the City Archives Core Collection to then establish level of fire protection needed for the building	Up to $10,000
Printing of the Exchange District walking Tour	Contribution for Exchange District Biz	$8,000
25 Top Modern Buildings in Winnipeg	Inventory to be prepared by Winnipeg Architectural Foundation	$5,000
Architects of the Exchange	Online Database to commemorate the 100th anniversary of the MAA	$5,000

Financial Impact Statement

Date: June 26, 2008

Project Name:

2008 Proposed Gail Parvin Hammerquist Fund Allocation

First Year of Program **2008**

	2008	2009	2010	2011	2012
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 570,793	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ 570,793	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	570,793	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Direct expenditures consist of a recommended $500,000 grant allocation to CentreVenture and a $70,973 allocation to the city-wide Heritage Program. The budget for these proposed allocations is the Gail Parvin Hammerquist Fund.

"Original signed by"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:

External Consultation With:
CentreVenture
Historical Buildings Committee

THIS REPORT SUBMITTED BY:

Department Planning, Property, and Development
Division Office of the Director
Prepared by: Jim Paterson (6633)
PPD File No. O:\Reports Directive\Office of the Director\Downtown Manager\2008 Gail Parvin Hammerquist Allocation.doc