Agenda - Executive Policy Committee - May 5, 2004

REPORTS

Item No. 8 CentreVenture 2004 Gail Parvin Hammerquist Allocation
File G-3.1.6

ADMINISTRATIVE RECOMMENDATION:

1. That Council approve the following from the 2004 Gail Parvin Hammerquist Fund:

   A. A reallocation of $290,000.00 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 $22,600.00 to the City-Wide Heritage Program, administered by the Historic Buildings Committee with the concurrence of the City's Designated Officer, for the purposes of funding a restoration plan for the Waddell Fountain in Central Park.

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

Re: CENTREVENTURE 2004 GAIL PARVIN HAMMERQUIST ALLOCATION

For submission to: Executive Policy Committee

Original report signed by: Director of Planning, Property and Development

Report date: April 15, 2004

Recommendation(s):
1. That Council approve the following from the 2004 Gail Parvin Hammerquist Fund:

a) a reallocation of $290,000 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; and,

b) an allocation of $22,600 to the City-Wide Heritage Program, administered by the Historic Buildings Committee with the concurrence of the City's Designated Officer, for the purposes of funding a restoration plan for the Waddell Fountain in Central Park.

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

REPORT SUMMARY

Key Issues:

- This is the fifth consecutive 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 2004 is $312,600.
- Similar to the previous 2003 allocation, the administration 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, while the restoration plan for the Waddell Fountain will ensure that realistic options are examined to determine the ultimate fate of this severely deteriorated heritage feature.
- CentreVenture will report annually to the Executive Policy Committee as to the use of Gail Parvin Hammerquist grant funds.

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 of Winnipeg**
	Involves a multi-year contract

Comment(s):

- CentreVenture will continue to have some economic tools to support heritage and private investment within the downtown.

Policy implications:

X	**No**
	Yes

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 $312,600 represents the total amount based upon the Council approved funding formula for the Gail Parvin Hammerquist Fund for 2004.

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 Program. These allocations require Council approval.

HISTORY:
On April 30, 1997, Council established the Gail Parvin Hammerquist 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.

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

Year	Gail Parvin Allocation	CentreVenture Program	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
Total	$1,319,082	$1,075,659	$243,423

Based upon a review of the priority needs for the heritage programs within the City, the administration recommends the following allocation of funds for the 2004 Program Year:

Gail Parvin Allocation	CentreVenture	City-wide Program
$312,600	$290,000	$22,600

CentreVenture Allocation

CentreVenture has successfully utilized these heritage funds 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.

Due to the relatively small amount of funding available within the Gail Parvin Hammerquist Fund this year, the administration 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 CentreVenture Downtown Heritage Program required annual approval of the Program criteria and procedures from the Executive Policy Committee. 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 new City Charter. The administration further recommend 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 $22,600 City-wide Program allocation is for the purpose of developing a restoration plan for the Waddell Fountain.

The Waddell Fountain was constructed in 1914 to commemorate Emily Margaret Waddell and is a prominent feature in Central Park and the downtown. It was designed by architect John Manuel in the Gothic Revival style. It is a Grade II listed structure under the City of Winnipeg's Historic Buildings By-Law and is also a Provincial Heritage Site. Vandalism and deterioration have taken their toll on the fountain and it has not been operating in the last several years. This is a City owned structure and is a priority for the City's Historical Buildings Committee to ensure that realistic options be examined to determine the ultimate fate of this severely deteriorated heritage site.

A number of evaluations have been made by various interest groups but none have been acted upon. The City of Winnipeg is looking for recommendations for the fountain's future. The proposed study is intended to provide:

a) a condition assessment of the fountain including the area within the decorative iron fence,
b) recommendations for preservation, restoration, rehabilitation, or possible replacement,
c) estimates of probable costs to carry out the recommended work.

Based on the evaluation, the consultant will make recommendations for possible approaches to preservation, restoration, rehabilitation and/or replacement.

Financial Impact Statement **Date:** 03/08/04

COMMENTS:

Since the allocation of Gail Parvin Hammerquist funds was already accounted for in the 2003 operations of the Land Operating Reserve and the Gail Parvin Hammerquist Fund, the more specific allocation of these funds as recommended in this report involves no further financial impact to the City.

Karen Ayotte, Acting
Manager of Finance Division

IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

LEGAL SERVICES DIVISION

THE PLANNING AND LAND USE DIVISION

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Office of the Director
Prepared by: Jim Paterson

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