

<b>To:</b>	Warden Halliday and Members of Grey County Council
<b>Committee Date:</b>	January 25, 2018
<b>Subject / Report No:</b>	CAOR-CW-02-18
<b>Title:</b>	Surplus Property Transition Initiative Update
<b>Prepared by:</b>	Savanna Myers, Manager of Economic Development
<b>Reviewed by:</b>	Kim Wingrove, Chief Administrative Officer
<b>Lower Tier(s) Affected:</b>	All of Grey County, particularly Owen Sound
<b>Status:</b>	Recommendation adopted by Committee as presented per Resolution CW42-18; Endorsed by County Council February 8, 2018 per Resolution CC24-18;

## Recommendation

1. That Council receives report CAOR-CW-02-18 titled Surplus Property Transition Initiative Update for information.

## Executive Summary

This report provides an update to Council on the status of the planning work undertaken to date in support of developing the proposed Regional Skills Training, Trades & Innovation Centre (STTIC) at the former Sydenham Community School beside Georgian College

To date, more than 100 stakeholders have been engaged. A plan for the proposed facility has been drafted based on the results of this engagement and the formal business and financial plans are currently under development.

The STTIC is proposed to include new post-secondary opportunities, support for innovation and entrepreneurship as well as on-site child care. The intent is to launch operations in a staged approach, beginning September 2018.

## Background and Discussion

The Ministry of Infrastructure's Surplus Property Transition Initiative is meant to facilitate the transition of a school that is (or will be) declared surplus to the needs of a board of education, to a new community use. It provides an on-hold period of up to 18 months along with funding for that period to cover costs associated with utilities and maintenance. This gives the community group time to build a business case and secure funding to operate the facility for the long term.

Following report CAOR-CW-23-17, Grey County, in partnership with Georgian College, Bluewater District School Board, Bruce Grey Catholic District School Board and the City of Owen Sound, submitted an application to the Ministry of Infrastructure for the development of a Community Hub through the Surplus Property Transition Initiative at the former Sydenham Community School beside Georgian College.

The proposed Hub is currently known as the Regional Skills Training, Trades & Innovation Centre (STTIC). A marketable name and brand is yet to be determined.

The intent is to launch operations in a staged approach, beginning September 2018. As such, staff continues to move forward with planning the Centre to maintain the projected timeline. Grey County, Georgian College and other potential partners are now in discussions surrounding timelines, construction and costs. Partners are being carefully considered for their strategic alignment and regional impact. “

The vision is that the Centre will benefit businesses and residents from across the County and anchor a larger regional network.

To date, more than 100 stakeholders have been engaged from both public and private sectors to move the initiative from a concept to draft plan. Focused discussions will continue as further details are ironed out.

The preliminary space configuration includes four distinct yet strategically aligned areas of focus including: Post-secondary, Child Care and Innovation. The fourth tenant is in preliminary discussions and yet to be confirmed.

The post-secondary wing allows Georgian College the necessary space to expand some of its current local programming as well as introduce new programs to support trades, technology and innovation..

A unique partnership opportunity has also been presented in the Child Care wing. Grey County Children's Services is working with their suppliers to develop a multi-focused child care centre to address infant care, child care and child minding needs. Georgian College will partner through their ECE program to bring the classrooms to the Centre where observation and enhanced co-op/apprenticeship placements can be embedded in programming.

Within the Innovation area, three functions are proposed to operate: Business Enterprise Centre (see report CAOR-CW-03-18), Maker Space/Device Labs, Incubator/Accelerator. Staff are coordinating with members of the private sector (Bluewater Angels, 24/7 Geezers, Owen Sound Chamber of Commerce) who are developing a governance model for the Incubator/Accelerator component of the Innovation wing.

A formal business plan for the entire Centre will be brought to Council once all draft planning has been completed. The report to Council will also include the proposed financial plan.

## Legal and Legislated Requirements

In anticipation of program approval, a formal agreement will be executed with the Province for the Surplus Property Transition Initiative.

Development of options for the future lease or purchase of the Sydenham Community School are taking place with the school board to determine the best approach for the development of

the Hub. The program guidelines note: *“It is important to note that existing rules and regulations pertaining to the circulation of surplus public property continue to apply, including O. Reg. 444/98 under the Education Act, which sets out requirements related to the disposition of surplus school property, and the Province’s realty directives and policies. For properties not yet declared surplus or that have not completed circulation, the Ministry of Infrastructure may work with partners to ensure that transition to community use is feasible within or at the end of an 18 month period.”*

Lease agreements for anchor tenants are currently being drafted for review. Agreements are expected to be circulated for review and signing following the next report to Council so renovations can begin this summer.

## Financial and Resource Implications

Staff has included \$100,000 from the economic development reserve in the 2018 budget to support the start-up costs, e.g. legal and architectural, required to develop the business and financial plan as well as necessary infrastructure investments related to connectivity and limited improvements to the classroom/office space. No capital investment will take place until all agreements have been approved and executed.

## Relevant Consultation

☒ Internal– Chief Administrative Officer, Director of Finance, Director of Social Services, Children’s Services Manager, Senior Economic Development Officer.

☒ External – Regional Stakeholder Meeting (39 attendees), EMC SIG Workshop (18 attendees), Grey Bruce Tech Network (10 attendees), Business Incubator Committee (6 attendees), 24/7 Geezers (18 attendees), Grey County Economic Development Working Group (10 attendees).

## Appendices and Attachments

None.