

Public Release
August 25, 2020



**Town of Aurora
Additional Items No. 2 to
Special Meeting of Council Agenda**

Tuesday, August 25, 2020
7 p.m., Council Chambers

Note: According to the Procedure By-law, the consent of Council is required to permit the addition of Delegations (c) through (g) to the agenda.

- **Revised Special Meeting of Council Agenda Index**
- **Delegation (e) Joanne Russo, Chair, BIA (Written Delegation)
Re: Support for Library Square Project**
- **Delegation (f) Michele Boyer, Resident
Re: Support for Library Square Project**
- **Delegation (g) Tim Jones, Resident (Written Delegation)
Re: Support for Library Square Project**



**Town of Aurora
Special Meeting of Council
Agenda (Revision No. 2)**

Tuesday, August 25, 2020
7 p.m., Council Chambers

- 1. Approval of the Agenda**
- 2. Declarations of Pecuniary Interest and General Nature Thereof**
- 3. Delegations**
 - (a) Debra Wilson, Chair, Board of Directors, Aurora Chamber of Commerce**
Re: Item 1 – CMS20-019 – Library Square – Tender Award and Update
(Added Item)
 - (b) Susan Walmer, Resident**
Re: Item 3 – FIN20-001 – Library Square – Final Capital Investment Financing Strategy
(Added Item)
 - (c) Suzanne Haines, Executive Director, and Eric Acker, President, Aurora Cultural Centre**
Re: Library Square Project
(Added Item)
 - (d) Bruce Gorman, Chief Executive Officer, Aurora Public Library**
Re: Library Square Project
(Added Item)
 - (e) Joanne Russo, Chair, BIA (Written Delegation)**
Re: Support for Library Square Project
(Added Item)

(f) Michele Boyer, Resident
Re: Support for Library Square Project
(Added Item)

(g) Tim Jones, Resident (Written Delegation)
Re: Support for Library Square Project
(Added Item)

4. Consideration of Items Requiring Discussion

1. CMS20-019 – Library Square – Tender Award and Update

Recommended:

1. That Report No. CMS20-019 be received; and
2. That Tender 2020-55-CMS for the Construction of the Library Square Project be awarded to Chandos Construction Ltd. in the amount of \$41,009,865 which includes additional allocated funds of \$328,000 resulting in a total project budget of \$51,939,500.

2. FIN20-019 – Library Square – Final Capital Investment Funding Strategy

Recommended:

1. That Report No. FIN20-019 be received; and
2. That Council approve the proposed adjustments to its previously approved funding strategy for Capital Project No. 81019 – Library Square, as presented.

3. FIN20-001 – Library Square – Final Capital Investment Financing Strategy

Recommended:

1. That Report No. FIN20-001 be received; and

2. That the use of a construction line of credit up to a maximum value of \$38 million to fund the Library Square project during its construction be approved; and
3. That the Town finance any balance remaining in its construction line of credit as of substantial project completion through a floating rate capital loan for a period of up to a maximum of five years; and
4. That up to a maximum of \$12.9 million in long-term debt authority for the refinancing of the floating rate capital loan in the form of a debenture with up to a maximum repayment period of twenty years be issued within five years of the project's substantial completion; and
5. That the Treasurer be authorized to determine the appropriate value and repayment period for both the floating rate capital loan and long-term debt to be issued when it is required within the constraints as defined by Council; and
6. That Council approve the Library Square project's interim/long-term debt financing by-law; and
7. That upon finalization of the long-term financing plan, an informational report be provided to Council which outlines the details of such, including interest rates and net cost of borrowing.

4. Memorandum from Mayor Mrakas

Re: Appointment to the Joint Council Committee

(Added Item)

Recommended:

1. That the memorandum regarding Appointment to the Joint Council Committee be received; and
2. That Councillor Thompson replace Mayor Mrakas as one of the Town's representatives on the Joint Council Committee.

5. By-laws

Recommended:

That the following by-laws be enacted:

- (a) **By-law Number XXXX-20** Being a By-law to authorize the submission of an application to Ontario Infrastructure and Lands Corporation (“OILC”) for temporary and long-term financing of one or more capital works of The Corporation of the Town of Aurora (the “Lower-tier Municipality”) pursuant to a floating rate capital loan facility made available by OILC to the Regional Municipality of York (the “Upper-tier Municipality”).
- (b) **By-law Number XXXX-20** Being a By-law to amend By-law Number 6228-19, as amended, to govern the proceedings of Council and Committee meetings of the Town of Aurora.

(Added Item)

6. Confirming By-law

Recommended:

That the following confirming by-law be enacted:

By-law Number XXXX-20 Being a By-law to confirm actions by Council resulting from a Special Meeting of Council on August 25, 2020.

7. Adjournment



100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora

Electronic Delegation Request
Legislative Services

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to Legislative Services.

Council or Committee Meeting Date: August 25, 2020	
Subject: Library Square	
Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable): Joanne Russo- BIA Chair	
Brief Summary of Issue or Purpose of Delegation: The BIA is supportive in the revitalization of our downtown core. The BIA is supportive in the development of this project and its commencement this September if approved by council. We feel as a board this development will only bring people to our downtown core and help generate an environment for stores especially during this pandemic. Now is the perfect time to begin this development.	
Have you been in contact with a Town staff or Council member regarding your matter of interest? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, with whom?	Date:
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	
I wish to submit my delegation by (select one):	
<input type="checkbox"/> Video/audio*	<input type="checkbox"/> Phone* <input checked="" type="checkbox"/> Written Correspondence

*must attend electronic meeting. Please click here for more information.

AURORA
*Business Improvement
Association*

Historical
Downtown Aurora



August 24, 2020

Dear Mayor and Council,

As you know, the Aurora Business Improvement Association (BIA) is a volunteer run organization committed to improving and promoting the Aurora Historical Business District. Today we held our Board meeting and we are happy to report that as a Board we are excited about this development. For your reference, we enclose a copy of our Minutes of the Board meeting dated August 24, 2020.

Through investment and advocacy the goal is to build and maintain its position as Aurora's premier shopping, business and entertainment destinations. The goal of the Downtown Aurora BIA is to lead the revitalization of Downtown Aurora as a town focal point where businesses thrive; residents live, work, and play; and visitors feel welcome.

Please accept this letter as an expression of the BIA's support for the Library Square project. We understand that strategic investments in downtown Aurora are important, as they will leverage further investments, foster employment opportunities and support downtown resilience.

The addition and creation of a cultural hub in Aurora's downtown will also act as a catalyst for redevelopment that will provide spinoff benefits to local businesses along Yonge Street. In order for any downtown to be successful, there must be a diversity of reasons to visit that are appealing to all age categories and interests. The addition of a community hub like Library Square will strengthen the value proposition of shopping, visiting and doing business in Aurora's downtown, providing residents and visitors alike with numerous reasons to come downtown.



Historical
Downtown Aurora



Given the potential for Library Square to contribute to neighbourhood improvements and economic activity, we support this municipal investment in Aurora's cultural vibrancy and the positive impacts this will have on the BIA's efforts to build and maintain Aurora's position as a robust shopping, business and entertainment destination.

Regards,

A handwritten signature in black ink, appearing to read "Joanne Russo". The signature is written in a cursive style with a large initial "J".

Joanne Russo,
Chair BIA



**MINUTES OF THE MEETING
BOARD OF MANAGEMENT (the "Board")
OF AURORA BUSINESS IMPROVEMENT ASSOCIATION ("Aurora BIA")
OF THE TOWN OF AURORA ("Town")
August 24, 2020 at 10 :00 am
VIA CONFERENCE CALL (Meeting Held during COVID 19 business closure period)**

Board Members Present:

Mauro Bucci
Sandra Ferri
Joanne Russo
Jack Laurion
Mary Georgopoulos
Mayor Tom Mrakas as guest

Board Members Regrets:

NOne

1.0 Meeting Call to Order & Disclosure of Interests

Meeting called to order at 10:00 AM. There were no disclosures of interest declared at this time.

2.0 Approval of Agenda as Presented

1. Review of Library Square and providing our support on the development
2. Review of Insurance costs and Web site costs and payment

Discussion Period

Library square was the first item on the Agenda. The Board's support and thoughts on the development commencing forthwith especially during this pandemic were being tabled.

Our Mayor informed the Board that Funds for this \$51.9 million project will come from a combination of sources. \$24.3M from the Hydro Reserve Fund. \$20.1M from Development Charges/Reserve Funds and the balance of \$7.5M from a 20 year debenture.

The project cost were roughly brokedown as follows: lows:

- a) \$27M for the Church Street School addition



- b) \$8M for an Outdoor Square and Parking
- c) \$7.5M for enhancements and expansion to the existing Library Building
- d) \$4.5M for an enclosed pedestrian bridge linking the two facilities
- c) \$5M Contingency fund - 10% set aside for unforeseen issues that come up during construction.

Our Mayor noted that the Town has enough money in its reserve fund to pay for the project in full. This is the main reason why the Grant was disapproved. The Town currently earns 3.0 - 3.5% interest on its Reserve Funds. It made sense to the Town to pay a low interest on a line of credit at 0.65% or a debenture at 1.85% from the Province to keep our reserves locked in earning a higher rate of interest.

The Board agreed that the development of library square should begin ASAP and now is the perfect time to commence especially during this pandemic. Our Major noted that , if approved by Council, the development is scheduled to break ground the first week of September, a two year project. We agreed as a community that building Library Square will create a destination for people to gather. This will bring people downtown more frequently and will help generate an environment for stores and restaurants to thrive, especillay during these tough times. Our town desperately needs it. Delaying this project in not something we as a Board would support for many reasons: Downtown core needs our support now; the longer we delay the development, the longer before this critical element of our downtown revitalization plan can have a positive impact on our local economy; construction costs invariably rise each year; delays today mean the project will cost more later;

Jack Laurion asked our Mayor about the parking spaces that will be available. Our Mayor commented that the downtown core parking study identified over 400 parking spots within the same equivalent space as the Walmart plaza.

practical, productive step forward to build a stronger community with a vibrant downtown core and a thriving local economy.



Mary passed a motion to provide our Support to Town Council in favor of commencement of the Development of Library Square. Our Chair Joanne Russo is to be our Delegate at tomorrow's Council Meeting. This motion was passed and carried. Jack seconded the motion.

Next item on the Agenda was the approval of our Insurance premium and website costs for the year 2020 and 2021. We received our invoice and renewal policies from our Insurer. Which policy was approved by the Board.

Motion was forwarded by Mauro to approve our annual costs for each items. Motion seconded by Mary.

Other Business

No other business.

Adjournment

Moved by: Jack Laurion Seconded by: Mauro Bucci

Next meeting: NO set date set for the next meeting.



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Legislative Services

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to Legislative Services.

Council or Committee Meeting Date: Tuesday August 25, 2020		
Subject: Support for Library Square		
Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable): Michele Boyer		
Brief Summary of Issue or Purpose of Delegation: Short delegation in support of Library Square		
Have you been in contact with a Town staff or Council member regarding your matter of interest? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
If yes, with whom? Town Clerk Mayor Mrakas	Date: August 23, 2020 August 2020/Ongoing	
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.		
I wish to submit my delegation by (select one):		
<input checked="" type="checkbox"/> Video/audio*	<input type="checkbox"/> Phone*	<input type="checkbox"/> Written Correspondence

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**[REDACTED]
Aurora, Ontario. [REDACTED]**

August 22nd, 2020

Letter to the Editor - The Auranan

Having served 28 years on Aurora Council, 16 as a councillor and 12 as Mayor, I can empathize and respect both sides of the debate on whether to proceed with the Library Square development at this time. Many residents are experiencing personal challenges with their own finances, employment, and/or their health and to compare their personal perspectives with the Towns decision on whether to proceed with this project at this time is a natural thing to do.

That said, one has to understand the financing position of the Town to even start to understand why moving forward with Library Square at this time is a prudent thing to do.

Unless things have changed since my time on Council (1978-2006), the core funding for this project is supported by Reserve Funding and not current tax dollars. Reserve funding cannot be used for anything other than what it was or will be collected for. In addition to that, there are the Hydro funds which when we sold Aurora Hydro to PowerStream, were put in a reserve to be used specifically for a 'legacy' project. It is my understanding that between the Hydro Reserve and specific facility reserves collected from development charges, there is/will be sufficient funding for this project – and I repeat, funding that by law, cannot be used for other operational purposes.

Initiatives including what to do with the old library and firehall/seniors centre and downtown revitalization have been on

Council agendas for 20-30 years. Almost every time Council got to a point of possible action to demolish the existing buildings, to take action to improve parking or supports to the downtown, for various reasons or issues of the day, Council deferred taking action for more study.

Today I see a Council that has to their and the previous Councils' credit, taken steps to move forward with the downtown and develop this extraordinary plan for the core, with the studies and the input assembled AND the base funding in place.

Moving forward with this project sets in motion the legacy aspect of the Hydro funds designated for this purpose – to me it is a perfect use of these funds. The project itself could provide local employment and service provision opportunities which actually may help some people through the COVID era.

To defer at this time will only drive the cost up and quite possibly nickel and dime a quality plan that would lower the positive effects for the Downtown core. I've seen it happen before and would urge Council to show leadership and continue to move forward on the project, don't wait and watch the costs rise and the Council term end without a decision.

In my experience, I participated in discussions and decisions which have resulted in facilities including the Aurora Family Leisure Complex, the additional ice surface at the Community Centre, the Stronach Complex, a second Fire Hall, the Town Hall and more. Most of those discussions included similar requests to defer or scale down due to the conditions of the day, but when I see how these facilities have developed and are used, I don't regret moving forward on any of them.

Leadership is not always easy, but this Council has been one that has made decisions on numerous issues and by doing so is

accomplishing their mandate to provide residents with a great and inclusive quality of living that I commend them for.

**As Joe Biden said in his nomination acceptance speech last week,
“ History tells us that in our darkest moments we’ve made our
greatest progress”**

The time is right to move forward with this project!

Tim Jones