

Public Release  
August 25, 2020



**Town of Aurora  
Additional Items No. 3 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 (h) to the agenda.

- **Revised Special Meeting of Council Agenda Index**
- **Delegation (h) Mike Rathke, Resident and Owner of MR Menswear (Written Delegation)  
Re: Support for Library Square Project**



**Town of Aurora  
Special Meeting of Council  
Agenda (Revision No. 3)**

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)

**(h) Mike Rathke, Resident and Owner of MR Menswear (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

To the Town Clerk to be read as a Delegation at the Special Council Meeting August 25<sup>th</sup>, 2020.

My name is Mike Rathke, Aurora resident and owner of MR Menswear.

As a small business owner in downtown Aurora, I encourage Council to move forward with the Library Square project as originally planned.

Operating a small, family business in the historic downtown core has been challenging. Our town has evolved into a community whereby residents living on the east side of town between Bayview and Leslie are able to virtually shop for their consumer needs without ever travelling to the Yonge Street downtown merchants.

I have been following the development of Library Square and was excited to hear of a project of this magnitude coming to the downtown. This is the first time a game changing project such as this has been considered for the area in decades.

After many years of struggle for downtown businesses, finally something we can get excited about to bring much needed people to our downtown. This will give the downtown merchants the long-awaited support they need to stay in business.

COVID-19 has only made a bad situation worse. Many of us are holding on with our fingers crossed hoping our government leaders will do the right thing and press forward with this project. For many of us, it will be our salvation.

I don't believe anyone in this town wants to see businesses close and storefronts boarded up.

This is not the time to delay. The funds from the sale of the Hydro, fourteen years ago were earmarked for a "legacy project". This is that project. Now is not the time for politics, please do what's right. The time for more studies and talk is done. The funding plan is viable, and the money has been designated.

The struggle is real, and I implore this Council to do the right thing and press forward with Library Square as originally planned. It is your responsibility to the downtown business community in Aurora and its residents across this great town.

A handwritten signature in blue ink that reads "Michael V. Rathke". The signature is written in a cursive style with a long horizontal flourish extending to the right.