



STAFF REPORT
Municipality of Wawa



Maury O'Neill, CAO-Clerk

To: Mayor and Council	Report No.: CAO 2023-06
Date: June 19, 2023	Council Meeting Date: June 20, 2023

**RE: Application to NOHFC for Funding
Michipicoten Golf Course**

Recommendation

THAT Council receive Staff Report No. CAO 2023-06 dated June 19, 2023, and approve that a Stage 2 application be submitted to NOHFC for funding to improve the decking, roof and irrigation system at the Golf Course, owned by the Municipality and leased by the Michipicoten Golf Club to operate, provided that all costs of the infrastructure repairs will be paid for by the Michipicoten Golf Club including any project cost overruns save and except for a cash contribution of \$2,500 the Municipality will provide towards the Golf Course renovation project.

Background

The Michipicoten Golf Course is a valuable municipal asset which provides a popular recreational activity for residents and visitors to the community. The property is owned by the Municipality but is leased and operated by a volunteer Board of Directors. This has ensured that the facility has remained open and operated at a cost lower than what it would likely cost the Municipality to manage and operate.

The Municipality purchased the Michipicoten Golf Course in December 2009 from the Michipicoten Golf Club Corporation. By-Law 2289-09 set out the conditions of the purchase agreement which included that the property remain a public golf course and that the Corporation be responsible for all operational and capital costs. In addition, a clause set-out that the Golf Corporation could purchase the land back from the Municipality at a future date.

Other clauses in the Agreement of Purchase and Sale specifically relating to repair and maintenance of the golf facilities included the following:

(F) OPERATION OF GOLF COURSE

The Golf Club shall be solely responsible for all matters relating to the operation of the golf course including but not limited to all operational decisions, hiring staff required to operate the golf course, setting annual membership fees and green fees, all financial reporting which may be

required, and obtaining a liquor licence. Provided further the Golf Club acknowledges that modifications to the buildings may be required pursuant to legislative requirements and the Golf Club agrees to pay the costs of all modifications to buildings which may be required as the result of present and future legislative requirements.

(P) FUTURE FUNDING

The Municipality and the Golf Club agree to make application together for all types of Federal and Provincial Funding which may become available for improvements to the said lands and premises and the operation of the golf course.

The Michipicoten Board of Directors have approached the Municipality to make application for funding to NOHFC for up to 75% for needed repairs to its decking, roof and irrigation system. The estimated costs for the work needed to repair the deck, roof and irrigation system is \$142,000 of which the Club would be responsible to fund a cash contribution of up to \$30,000 and provide \$3,000 in-kind from materials donated (lumber) as well as to commit to cover any project cost-overruns.

At the Director's meeting of June 5, 2023, the Club passed the following Resolution:

S. Carruthers moved that the Michipicoten Golf Club confirms a cash donation of up to \$30,000.00 towards the NOHFC Golf Course Renovations Application #7510210 and will commit to cover any cost overruns if any are incurred. S. Lacasse seconded the motion, and all were in favor.

To assist the Club with the necessary repairs and project budget, as well as to indicate Council's support of the funding application, staff recommend a cash contribution from the Municipality of \$2,500 be provided.

As the property is owned by the Municipality, the NOHFC application for funding would be submitted and managed by municipal staff with full support of the staff and Board Members of the Golf Club. The Municipality would be responsible for all NOHFC conditions, insurance liability coverage and submitting all reports and paying all bills, which would be refunded by the Golf Club and NOHFC grant if approved. As a result, the following Resolution of Council is required to submit the Phase 2 NOHFC funding application:

THAT the Municipality of Wawa commits up to \$35,500 in funding towards the Golf Club renovation project and be responsible to cover any project cost overruns.

An agreement will be executed with the Michipicoten Golf Club outlining its commitment to funding its share of the costs (\$33,000) and overruns if the grant is successful.

Wawa Strategic Plan

The staff recommendations presented in this report meet the vision and mission set-out in the Wawa Strategic Plan (2021-2025). Delivering quality recreational programs and services in a financially sustainable way for the community's benefit as well as offering services that contribute to the tourism and enhance resident's quality of life form part of the strategic plan and this project meets those goals.

Options/Alternatives

Option 1: Approve that staff make application to NOHFC to make upgrades to the decking, roof and irrigation system at the Michipicoten Golf Course and donate \$2,500 cash towards the project with the remainder being paid by the Golf Club.

Option 2: Do not approve an application submission and develop a plan to assist the Golf Club to fund the necessary building and equipment repairs.

Option 3: Take no action.

Conclusion

Given the importance of the public Golf Course to the community from a social, recreational and economic viewpoint, it makes sense for Municipal Council to consider support for the Golf Club so the course facilities remain safe and in good condition.

Staff therefore recommends that Council approve Option 1 and approve a funding application to NOHFC and the required Resolution of support at the Regular Meeting this evening.

Sincerely,



Maury O'Neill, CAO-Clerk