



Request for Decision

Regular Council Meeting

April 2, 2024

Report prepared by: Brian Henderson, Chief Administration Officer

Wheatland Housing Management Body Funding Request

Recommendation from Administration

THAT Council accept the request from the Wheatland Housing Management Body Request for funding as information.

Chief Administrative Officer's Comments

The Wheatland Housing Management Body (WHMB) Board has requested a funding amount of \$916,702. (see attached letter). The WHMB has labelled the March 22nd request as a requisition. This is not a requisition, but should be labelled as a funding request by the Board. The requirements for what is allowed to be requisitioned by the WHMB is outlined under section 7 under the Alberta Housing Act.

Report

Division County-wide

Administration received a letter from the WHMB Chief Administrative Officer on March 22, 2024, requesting an advancement of funds for the design of their project. The total request for all municipalities is 1.4 million dollars to move the project to a "shovel ready" state. Wheatland County has passed a motion previously to provide funding for the construction phase of the project. If Council chooses, they will need to pass another motion to provide funding for design work as this does not fall in line with the previous motion.

Other aspects of the previous motion include:

- the donation of non-monetary contributions taking into consideration any environmental mediation required, factored into the market valuation of the lands for the project,
- the operating requisition not increasing due to the strengthened revenue stream model, which removes operational requisitions for the new lodge,
- WHMB lobbying the Province for support and resources for the proposed development,
- WHMB receiving the Province Partnership Program Grant in the amount of \$7,140,000,
- the proposed development receiving full regional support in the amounts provided for the one-time capital requisition,
- the establishment of a communication strategy between the WHMB Board and Wheatland County Council that conveys a mutual joint position on the project;

Administration is not aware of the following status of each of the following:

1. Environmental mediation required, factored into the market valuation of the lands for the project.

2. If the operating requisition will increase due to the strengthened revenue stream model, which removes operational requisitions for the new lodge.
3. WHMB receiving the Province Partnership Program Grant in the amount of \$7,140,000.
4. The establishment of a communication strategy between the WHMB Board and Wheatland County Council that conveys a mutual joint position on the project.

Relevant Policies, Practices, and Legislation

Wheatland County passed resolution RESOLUTION CM-2023-04-62, which is attached to this report.

Alignment with the Strategic Plan

The project requires collaboration between Wheatland County, other municipal partners and the WHMB, aligning with the strategic partnership pillar.

Response Options

Option 1: THAT the proposed recommendation is accepted/approved.

Option 2: THAT the proposed recommendation is not accepted/approved.

Option 3: THAT an alternate recommendation is accepted/approved.

Implications of Recommendation

General

N/A

Organizational

N/A

Financial

Funding for this project will come from an unallocated surplus or be borrowed through long-term debt. This project would have a lifespan of 60+ years, so it would be advisable to borrow the funds over the maximum length, to serve the lifespan of the project.

Environmental, Staff, and Public Safety

N/A

Follow-up Action / Communications

Administration will communicate the decision of Council to the WHMB CAO.



March 22, 2024

Request Municipality Contribution

On behalf of the WHMB board of directors we would like to thank all the municipality who participated in the updated information session on March 14th 2024, regarding the WHMB Seniors/Hospice proposed new build.

Derek Weiss and M3 development presented facts on Project /Management, Schedule/Risk/Mitigation, Financial Resources/Financial Program, and next Steps of the project.

The presentation clearly demonstrated the importance of the project advancing from a Class B Budget to a Class A Budget.

The WHMB board of directors has passed **Resolution 44-03-07**: That WHMB proceed to continue forward to 100% construction design drawing for (one million, four hundred thousand dollars) \$1,400,000 to get to a class A Budget.

Wheatland Housing Management Body is requesting that all Municipalities contribute their respective share of the \$1,400,000 to advance the Senior’s/Hospice proposed new build and reach a class A Budget. This contribution amount is an advance on the Municipal Contribution.

Authorities	2024 Equalized Assessment	Percentage	Total Requisition Amount *
Wheatland County	4,379,790,514	65.479%	\$916,702
Town of Strathmore	2,213,963,883	33.099%	\$463,389
Village of Rockyford	31,625,556	0.473%	\$6,619
Village of Standard	46,748,720	0.699%	\$9,785
Village of Hussar	16,748,307	0.250%	\$3,505
Total Amount	6,688,876,980	100.000%	\$1,400,000

Thank you in advance for your contribution to assuring Seniors in our community have the safe and affordable housing that they deserve and that everyone is provided access to compassionate, high-quality care at the end of life’s journey.

Sincerely

Vickey Cook

CAO

Wheatland Housing Management Body

PH# 934-3474 ext 229

Email cao@whmb.ca

RESOLUTION CM-2023-04-62

THAT WHEREAS Wheatland County's Strategic Plan has identified that Council will evaluate the social, economic, and environmental fabric of County communities and will address any findings in a collaborative and engaging manner, incorporating strategies and outcomes in policy to improve and enhance the quality of life for ratepayers;

AND WHEREAS Wheatland Lodge provides needed accommodations for seniors in our community;

AND WHEREAS Wheatland Housing Management Body (WHMB) is proposing the development of a 120-unit Wheatland Lodge for a total cost of development of \$52,739,184;

AND WHEREAS WHMB will be applying for the Province Partnership Program Grant for the amount of \$7,140,000;

AND WHEREAS WHMB is requesting a one-time capital requisition from the following municipalities:

- Wheatland County for the amount of \$3,985,914
- Town of Strathmore for the amount of \$1,966,625 in a mixture of monetary and non-monetary contributions,
- Village of Rockyford for the amount of \$30,224
- Village of Standard for the amount of \$45,463
- Village of Hussar for the amount of \$16,571

AND WHEREAS Council understands that the WHMB operating requisition will not increase due to the strengthened revenue stream model, which removes operational requisitions for the new lodge as presented on February 21, 2023;

AND WHEREAS the WHMB Board and Wheatland County Council will work towards a communication plan that conveys a mutual joint position on the project;

THEREFORE, be it resolved that:

Council commits to the development of a new 120-unit Wheatland Lodge contingent on:

- the capital requisition not exceeding \$3,985,914, to be implemented during the construction phase of the project,
- the donation of non-monetary contributions taking into consideration any environmental mediation required, factored into the market valuation of the lands for the project,
- the operating requisition not increasing due to the strengthened revenue stream model, which removes operational requisitions for the new lodge,
- WHMB lobbying the Province for support and resources for the proposed development,
- WHMB receiving the Province Partnership Program Grant in the amount of \$7,140,000,

- the proposed development receiving full regional support in the amounts provided for the one-time capital requisition,
- the establishment of a communication strategy between the WHMB Board and Wheatland County Council that conveys a mutual joint position on the project;

AND THAT Council authorizes the Reeve to sign the attached letters to Canada Housing and Mortgage Corporation and the Government of Alberta regarding the development of the 120-unit Wheatland Lodge, with the approved attached resolution for clarity and transparency of Council's position.