



Memorandum

TO: Krista Power, Director of Legislative Services & City Clerk **FILE:**

FROM: Councillor Michael Zussino

DATE: 03/31/2025 (mm/dd/yyyy)

SUBJECT: Notice of Motion – Thunder Bay Public Library - Master Facilities Plan Operating and Capital Implications

MEETING & DATE: City Council – 04/07/2025 (mm/dd/yyyy)

In accordance with the Procedural Rules of City Council, I would like Council to consider a Notice of Motion to Amend the resolution ratified by Council on August 12, 2024 relating to the Thunder Bay Public Library – Master Facilities Plan Operating and Capital Implications.

This motion is provided for notice only at the April 14, 2025 City Council meeting as required by By-law 51/2021, to be brought forward for debate at the April 28, 2025 City Council meeting.

Change from plan previously proposed:

The plan previously presented by the Thunder Bay Public Library built towards a centralized model of library services and included divestment of some library locations. City Council did not support the move to a centralized model. Since that time, the Thunder Bay Public Library Board has done further work examining the current locations and potential changes that may be to the community's best use of the library and its programs.

This notice of motion would seek to make the following changes to the previous plan proposed by the Thunder Bay Public Library.

- 1) Termination of the lease for the County Park Branch (County Fair Mall location)
- 2) Maintaining the existing Library owned branches of Mary J.L. Black, Waverley Library and Brodie Resource Library
- 3) Addition of capital investment in a new location at Intercity Shopping Centre via a lease for an approximately 24,000 square foot space (different location than previously presented). Construction would be expected to commence in 2026.

Financial Implications

TBPL has a draft offer to lease wherein the Landlord is willing to provide financial support for some of the costs associated with updating and retrofitting the available 24,000 sq ft space. TBPL's consultant has provided an updated estimated construction cost of \$5.5 million. The Landlord would contribute \$1.375 million (25%) with the Library and City each contributing \$2,062,500 as a one-time capital cost.

In 2017, City Council approved \$1.4 million towards capital improvements at Waverley Resource Library contingent on the Library securing funding from other sources. \$1,339,000 remains unspent from that commitment. Should Council be willing, I recommend these funds be re-allocated towards the City's share of construction costs for a new Intercity Shopping Centre location.

I further recommend the remaining \$723,500 contribution from the City be funded from Renew Thunder Bay.

Overall Community Benefit

As a member of the Thunder Bay Public Library Board, I appreciate this opportunity to re-examine the future plans for this important community asset. I support growth in our city and see the partnership with Intercity Mall as a major opportunity to foster growth in the Intercity business district without impacting the downtown cores and their libraries. While the financial cost is not insignificant, I believe strongly in this concept as a community win. This is a rare and unique opportunity where we can leverage private sector dollars to invest in public infrastructure and at the same time contribute to the growth and success of a major business hub and tax generating district. This is a generational investment with a 25-year lease and an opportunity to significantly grow our public library system, which has not seen meaningful growth since the 1970 expansion of Waverley.

The ratified resolution I am seeking to amend is from Report 253-2024-Infrastructure, Development & Operations-Capital Facilities and Construction and provided below for information:

WITH RESPECT to Report 253-2024 - Infrastructure, Development & Operations – Capital Facilities Construction we support Administration’s recommendation to maintain the existing Thunder Bay Public Library facilities for the reasons outlined in the Report, rather than Scenario 2 or Scenario 3 of the Thunder Bay Public Library’s Master Facilities Plan which require additional municipal debt, significant investment in a leased space, and indirect impacts on the south core with the sale of Brodie Library;

AND THAT a copy of this resolution be provided to the Thunder Bay Public Library Board to guide future planning;

AND THAT Administration work with Thunder Bay Public Library to plan future capital investments in existing facilities;

AND THAT item 2023-003-ADM TBPL Master Facilities Plan be removed from the Outstanding Items list;

AND THAT we thank the Thunder Bay Public Library (TBPL) Board for their ongoing hard work and encourage them to continue to seek opportunities to improve library services for the City of Thunder Bay;

AND THAT any necessary by-laws be presented to City Council for ratification.

I would ask that Council consider the following amendments to the resolution for debate and discussion at the April 28, 2025 City Council meeting:

WITH RESPECT to Report 253-2024 - Infrastructure, Development & Operations – Capital Facilities Construction and the Memorandum from Councillor Michael Zussino dated March 31, 2025, we recommend that the resolution as presented within this report be amended as outlined below:

Paragraph 1 - Deletion of “rather than Scenario 2 or Scenario 3 of the Thunder Bay Public Library’s Master Facilities Plan which require additional municipal debt, significant investment in a leased space, and indirect impacts on the south core with the sale of Brodie Library”

Paragraph 2 – Addition of “AND THAT in addition, the Thunder Bay Public Library enter into negotiations pursuing a term sheet or letter of intent that, prior to any acceptance by the Thunder Bay Public Library, shall be subject to City Council’s approval, with any final negotiated lease also remaining subject to City Council consent for 24,000 square feet of space at Intercity Shopping Centre”;

Paragraph 3 – Addition of “AND THAT City Council acknowledges that the Thunder Bay Public Library intends to transition its County Park lease to a month-to-month lease and will report back to City Council at a later date with a request for City Council consent to terminate the lease”;

Paragraph 4 – Addition of “AND THAT the City’s contribution to the capital construction cost of the library branch at Intercity Shopping Centre be capped at \$2,062,500 and financed as follows:

- \$1,339,000 budget reallocation from 2018 Waverley capital improvements
- \$723,500 funded from the Renew Thunder Bay Reserve Fund;

Paragraph 5 – Deletion of “AND THAT item 2023-003-ADM TBPL Master Facilities Plan be removed from the Outstanding Items list;” (as this item has already been removed)

If passed, the amended resolution would read as follows:

WITH RESPECT to Report 253-2024 - Infrastructure, Development & Operations – Capital Facilities Construction we support Administration’s recommendation to maintain the existing Thunder Bay Public Library facilities for the reasons outlined in the Report;

AND THAT in addition, the Thunder Bay Public Library enter into negotiations pursuing a term sheet or letter of intent that, prior to any acceptance by the Thunder Bay Public Library, shall be subject to City Council’s approval, with any final negotiated lease also remaining subject to City Council consent for 24,000 square feet of space at Intercity Shopping Centre;

AND THAT City Council acknowledges that the Thunder Bay Public Library intends to transition its County Park lease to a month-to-month lease and will report back to City Council at a later date with a request for City Council consent to terminate the lease;

AND THAT the City’s contribution to the capital construction cost of the new library branch at Intercity Shopping Centre be capped at \$2,062,500 and financed as follows:

- \$1,339,000 budget reallocation from 2018 Waverley capital improvements
- \$723,500 funded from the Renew Thunder Bay Reserve Fund;

AND THAT a copy of this resolution be provided to the Thunder Bay Public Library Board to guide future planning;

AND THAT Administration work with Thunder Bay Public Library to plan future capital investments in existing facilities;

AND THAT we thank the Thunder Bay Public Library (TBPL) Board for their ongoing hard work and encourage them to continue to seek opportunities to improve library services for the City of Thunder Bay;

AND THAT any necessary by-laws be presented to City Council for ratification.

C.C. TBPL Board Members
TBPL CEO, Richard Togman
John Collin, City Manager