

**REPORT TO THE ELECTORAL AREA SERVICES COMMITTEE
MEETING OF WEDNESDAY, 3 JANUARY 2007**

SUBJECT NEW GALIANO ISLAND LIBRARY PROJECT

PURPOSE/ISSUE

The purpose of this report is to request Board endorsement for the grant application by the Galiano Library Society to the Municipal Rural Infrastructure Fund for construction of a new library on Galiano Island.

HISTORY/BACKGROUND

The Municipal Rural Infrastructure Fund's (MRIF) purpose is to improve municipal and rural infrastructure with the objectives of ensuring that communities, large and small, are sustainable, competitive and healthy centres of economic growth. The funding parties (the federal and provincial governments) must be satisfied that their contribution is required to enable project implementation, enhance scope or accelerate timing. The deadline for filing applications is January 31, 2007.

The Galiano Library Society wishes to construct and operate a new expanded public library, to be owned by the Society. The current library is in rented storefront space. A potential grant of two thirds of eligible costs is available from the MRIF under the Cultural category for community libraries.

Applicants may include non-governmental organizations, such as the Society, with the requirement that the application be supported by a resolution from the Local Government where the project is located.

The project must be able to be completed by March 31, 2010 and be owned by the non-governmental agency for at least 10 years, in order that any portion of the funding not be repayable. The Society anticipates completion within two years. The library will be constructed on land, zoned Community Facility, owned by Galiano Island Recycling Resources (a non-profit corporation), a portion of which will be leased to the Society under a 99 year lease for a nominal amount.

The facility must be accessible and exceed Model National Energy Code energy efficiency requirements by at least 25 %. The Society has commissioned an architect who has developed preliminary plans and cost estimates for an accessible building meeting green construction and LEED principles to exceed the requirements.

The applicant must also demonstrate its ability to operate and sustain the facility within its operating budget.

ALTERNATIVES

- 1) Board support for the grant application is necessary for the grant application to proceed.
- 2) If the Board chooses not to support the application or the grant is not approved, the Society will not proceed with the project until the funds are raised and they anticipate this taking another six years.

FINANCIAL IMPLICATIONS

Architectural estimates for the building of a new 2100 square foot facility are \$551,000. The Society's portion, if the maximum grant is received, is \$183,700. As there is no taxing authority for the Society, all of the capital costs must be funded by the Society's own fundraising. The Society has raised \$75,000 to-

date and has loan commitments of \$112,000 which they expect to repay from additional fundraising over the next two years. \$40,000 of the additional fund-raising needed, does include gifts-in-kind for goods and services which will need to be paid under a contract for goods or services necessary for the project in order to be eligible costs for grant purposes.

Annual operating costs are currently budgeted at \$8950 and are funded by an allocation from the Outer Gulf Islands Public Library Service as a community library, under Bylaw 2907. The bylaw permits a requisition of up to \$.55 per \$1000 of taxable land and building value. The Society has obtained third party estimates for building operation costs and does not expect an overall expenditure increase, with the elimination of the current rental cost.

SUMMARY/CONCLUSIONS

The Galiano Library Society, the Electoral Area Director and the MLA for the riding, support this project. The project is ranked as the first priority within the community for purposes of the MRIF agreement. The grant will provide funds to substantially reduce the cost of this project and permit establishment of better library facilities earlier than would be likely through the Society's own fundraising efforts.

RECOMMENDATION

That the application to the Municipal Rural Infrastructure Fund as prepared by the Galiano Library Society, to fund a portion of the project costs for a new library for the Galiano Island community, be endorsed.

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