



Annual General Meeting

December 9, 2020



Annual Report from the Board

1. Achievements to date
2. Work Plan for 2021
3. Financial report to Oct. 31, 2020
4. Draft Budget for 2021



1. Achievements of MBLDC to date

- Continued with the next stages of the environmental approval process with the Ministry of the Environment to determine the site remediation requirements by MoE and obtain a Record of Site Condition (RSC) – expected in Fall 2020. *Recently delayed until Spring 2021 resulting from MoE comments.*
- Engaged Averica Land Development Services Inc. as a consultant to act as Executive Director for 14 months (to Dec. 2020). The contract was terminated in June 2020.
- Collaborated with the Town for a grant application for significant infrastructure funding from the Provincial and Federal governments that would kick start the start of construction on the site. *Application was unsuccessful.*

1. Achievements of MBLDC to date

- Developed an interim use area on the property to enable public access to an area of the site, connected to the Trail, and a mock-up of the waterfront promenade and parkette at the eater's edge, and image boards of the ultimate development. *Council decided to defer this work until 2021*
- Engaged with selected developers to explore their interest in developing MBL
- Prepared financial models to estimate the capital costs of the development and the potential sale values to assess the financial viability of the project
- Developed a compelling overview of MBL and began engaging with politicians to support and promote the benefits of the grant application to the governments
- Investigated a potential global designation opportunity that would become the branding and marketing driver for MBL and North Simcoe



Work Plan for 2020

Activity	Completion	Status
Develop financial modeling for development build-out	Q1	Complete
Develop options for phasing of development	Q2	Complete
Monitor Federal + Provincial grant application	Q2	Complete
Develop potential interim uses of MBL for public access + to showcase future potential to investors	Q2	Complete
Implement interim uses of site approved by Town	Q2-3	<i>Deferred*</i>
Develop marketing/branding strategy for MBLDC	Q3	Underway
Obtain MoE approval of site remediation measures	Q3-4	Delayed

* Deferred item by Council due to Covid-19



2. Work Plan for 2021

Activity	Completion
Engage with public to expand awareness of MBL	Q1-2
Develop seawall/shoreline options	Q2
Develop site remediation work details + tender, if approved	Q2
Undertake a Functional Servicing Review for site servicing requirements	Q2
Develop design for interim use area for public access + execute work on site	Q2
Open interim use area to public for use	Q2-3
Develop marketing materials + engage with potential investors/developers to gauge/solicit their interest	Q1 - 4
Commission a study for potential designation opportunity	Q1



3. Financial Report to Oct. 31, 2020

Town of Midland Operating Statement As of Oct. 31, 2020 COUNCIL							
	2019	2020	2020		2020	\$	%
	YTD to	YTD ACTUAL	YTD BUDGET	YTD	ANNUAL	ANNUAL	ANNUAL
	October	to October	to October	VARIANCE	BUDGET	VARIANCE	VARIANCE
1 OPERATIONS							
20 GENERAL ADMINISTRATION							
111 COUNCIL							
1303 MBL SERVICE BOARD							
0281 COUNTY SUPPORT/CONTRIBUTIONS		-50,000.00		50,000.00		50,000.00	
1137 INTER-DEPT'L STAFF SUPPORT	28,204.00	28,204.00	23,865	-4,339.00	28,204		
1219 PAYROLL BENEFITS		284.60		-284.60		-284.60	
2110 AUDIT FEES			4,170	4,170.00	5,000	5,000.00	100%
2120 LEGAL FEES			8,330	8,330.00	10,000	10,000.00	100%
2130 CONSULTANTS FEES		54,950.40	112,500	57,549.60	135,000	80,049.60	59%
2181 HONORARIUMS	32,000.00	25,400.00	45,170	19,770.00	54,200	28,800.00	53%
2210 CONTRACTED SERVICE	580.35		220	220.00	267	267.00	100%
3005 INSURANCE	6,732.00	7,978.32	9,610	1,631.68	11,529	3,550.68	31%
3020 MEETING EXPENSES	5,067.05	897.38	2,080	1,182.62	2,500	1,602.62	64%
3021 ACCOMMODATIONS	1,684.80	91.58	6,250	6,158.42	7,500	7,408.42	99%
3022 MILEAGE		140.40		-140.40		-140.40	
3050 OFFICE SUPPLIES	143.18						
3053 PRINTING			19,170	19,170.00	23,000	23,000.00	100%
3070 POSTAGE & SHIPPING		4.08		-4.08		-4.08	
3085 ADVERTISING	1,660.72						
3570 SOFTWARE MAINTENANCE	9.95						
Total 1303 MBL SERVICE BOARD	76,082.05	67,950.76	231,365	163,414.24	277,200	209,249.24	75%



4. Draft Budget Report for 2021

	2020 Approved Budget	2021 Draft Budget
Operating Costs:		
Board honorariums	29,000	29,000
Board meetings	14,700	14,700
Committee meetings	10,500	10,500
Board + committee expenses	10,000	8,000
Printing costs	1,000	1,000
Board insurance	11,529	12,960
Legal services	10,000	10,000
Audit services	5,000	5,000
Board/Exec. Dir. office space	0	0
Board/Exec. Dir. IT costs	0	0
Town staff support	28,204	28,204
	119,933	119,364
Consulting fees:		
Consulting Services - ED	110,000	110,000
Consulting services - Other		
Engineering: remediation	267	50,000
Seawall engineering	0	50,000
Functional Servicing Review	0	50,000
Marketing	25,000	25,000
Marketing + Branding	22,000	22,000
	157,267	307,000
Total	\$ 277,200	\$ 426,364
Site maintenance work + interim use area (<i>capital cost</i>)	0	250,000

Total **\$ 277,200**

\$ 676,364





Questions?

