

I will start the conversation to improve our facilities by answering the key questions on renovating our Community Center and including a hockey arena. I promise to bring to the table the best options for the future of our community.

Arena-Background

Currently, our hockey program is run out of Montreal West’s Arena, a dying facility. We do not offer any Figure Skating programs. Westmount is in the process of completing a double indoor rink, St Laurent has new recreational facilities and a double arena, Cote St. Luc just opened its Aquatic Facilities and has an arena.

We cannot stick our heads in sand about the situation any longer; we are losing families to other municipalities. We need to maintain our ability to attract young families. We must invest to preserve the value of Hampstead, the value of **your homes**. The way I see it in order to start the discussion about improving our facilities, we need to answer three questions;

1. How much will Hampstead’s initial capital outlay be?
2. How much will the additional annual operating costs be?
3. Is this a project that is worthwhile for the taxpayers?

Working with the following information and experts

1. [Libcorp Report](#)
2. [Hampstead’s Green House Gas emissions reports](#)
3. Mr. Jean-François Baril, ing. jr, CEM, CMVP;
Conseiller - Démarche d'accompagnement en efficacité énergétique;
[AQME](#) - Association québécoise pour la maîtrise de l'énergie
4. Mr. Derek Stern, Président, Olymbec

Under a [Federal of Canadian Municipalities, Green Municipal Fund](#) program at no cost to the town,

I’ve worked out a reasonable scenario to answer the first two questions. This will, of course, be verified and validated by more comprehensive studies. I promise to re-examine these costs as a priority of my mandate. The goal of this exercise is to show that this is POSSIBLE for our town. In the meantime, let me know what you think. Let’s keep the conversation going.

1. How much will our initial capital outlay be? \$5.25 million

It will cost approximately \$27 million.

Construct an underground regulation rink with underground parking spaces	\$20 million rink 40 @ \$50,000	\$22,000,000
Two- story building for state of theaArt Irving L. Adessky Community Center and New Town Hall (includes demolition expense and relocation costs)	\$200 * 24, 000 sq. ft.	\$ 5,000,000

The final project cost is also largely related to the type of materials, underground work, etc.

How will we pay for this? Grants!

Community Improvement Fund; The federal government and provincial government can each grant Hampstead 1/3 of the cost of the project.	http://www.budget.gc.ca/2013/doc/themes/infrastructure-eng.html (Cote St Luc got \$11.6 million on its \$17.4 million project, Westmount received \$20 million on its \$34 million \$ project)	\$18 million
If we move Town hall, we can sell that land	13,200 sq. feet X \$115/feet	\$1.5 million
We will collect a penalty from the Belvedere project delay	http://www.hampstead.qc.ca	\$1 million
Hydro Quebec efficiency grant	www.hydroquebec.com/business/energy-efficiency/programs/	\$250,000
Green Municipal Fund Grant website up to 10% of project to a maximum of 1 million	http://www.fcm.ca/home/programs/green-municipal-fund/what-we-fund/projects.htm	\$1 million

Estimated Cost of Project \$27,000,000
Estimated Grants \$21,750,000
Hampstead's Portion \$ 5,250,000

PLUS we would benefit from the Green Municipal Fund loan - 2% interest rate guaranteed over 20 years
<http://www.fcm.ca/home/programs/green-municipal-fund/what-we-fund/projects.htm>

Mortgage Amount of \$5,250,000 at 2% interest amortized over 20 years
Monthly Principal and Interest Payment \$26,558.88

Annual Amount \$318,706

2. How much will the additional annual operating costs be? \$32,000

Existing system:

Based on the Green House Gas Emissions Report prepared by YHC Environment,
 The two existing facilities cost almost 72 000\$ per year in energy

Town Hall	\$ 22,000
Irving L. Adessky Community Center	\$ 50,000

Which represents \$66,700 for buildings and \$5,300 for outdoor lighting

Future system (efficient):

1. Combined building will allow us to access the med-size business rate of \$0.07/kWh instead of the current \$0.093/kWh for small-business
2. New energy efficient building; Best in class new facilities can operate with 45% less energy than the latest Canadian Energy Guide (2011)
3. Heat rejection from the arena's cooling system should allow us to completely heat the complex (including the pool)

Energy Costs: 104,000\$ (101,000\$ for complex + 3 000\$ for lighting)

Direct operating costs should be able to be covered by additional direct revenues.

My friends,

This is just one possible scenario. There are many more options that we should be examining such as;

- *maintaining the location of town hall*
- *having a year round prepared food store and coffee shop*
- *fundraising through naming rights, sponsorship and advertising programs*

To be fair, I have not accounted for any professional fees. I have also not accounted for the additional property tax revenue for Town Hall property or Belvedere property. I am providing best case scenarios for grant revenue and neutral operating costs. I have not even sought any architectural or landscaping concepts because I feel this should be a community project.

The purpose of this exercise is to demonstrate that this type of facility is viable for our Town.

THIS IS possible in Hampstead and that I am the person of action to lead us.

Most importantly we need to start addressing my third question;

3. *Is this type of facility worthwhile for you, the taxpayers?*

Principal/Interest Repayment	\$319,000
Energy Costs	\$ 32,000

**The NET difference would be approximately
\$350,000 ANNUALLY.
This represents a
\$200 annual tax increase /Single Family Household.**

I promise as one of my first priorities to validate the financial figures and encourage full community participation in the deliberations.

This will be an open honest approach that will go through a needs analysis, sustainability analysis, following the highest principles of transparency. We will have Town Hall meetings, public consultations and surveys, reaching out to get your opinions.

I seek full participation to ensure wide community support **before** proceeding any further.

Bonnie Feigenbaum