

## Appendix C – Preliminary Financial Plan

### Chatham-Kent Community Hub

<b>Comparison of Potential Funding Options</b>			
Cost Allocations	Option #2	Option #5	Notes
	Renovate Civic Centre	Renovate Sears at DCC	
<b>Total Construction Cost (Oct 30, 23 Council Report)</b>	\$ 37,000,000	\$ 53,000,000	
<b>Funding</b>			
Property Sales		\$ 9,356,000	1
Development Charge Eligible Library Expansion		\$ 1,750,000	2
New Building Reserve Transfer (in 2027)	\$ 9,000,000	\$ 9,000,000	3
Existing Building Lifecycle Reserve Transfer	\$ 6,000,000	\$ 6,000,000	4
Building Lifecycle Reserve Advance (\$1M x 10 years)	\$ 10,000,000	\$ 10,000,000	5
<b>Total Funding</b>	<b>\$ 25,000,000</b>	<b>\$ 36,106,000</b>	
<b>20 year Debenture</b>	<b>\$ 12,000,000</b>	<b>\$ 16,894,000</b>	
<b>Funding + Debenture</b>	<b>\$ 37,000,000</b>	<b>\$ 53,000,000</b>	
<b>Debenture Funding</b>			
Debenture Amount	\$ 12,000,000	\$ 16,894,000	
Term (years)	20	20	
Assumed Interest Rate in 2027	4.5%	4.5%	
<b>Annual Estimated Payment</b>	<b>\$ 922,514</b>	<b>\$ 1,298,746</b>	
1% Tax for New Buildings previously approved available approved in 2027 budget	\$ 2,365,000	\$ 2,365,000	
less debenture payment	-\$ 922,514	-\$ 1,298,746	
<b>Remainder for other new buildings</b>	<b>\$ 1,442,486</b>	<b>\$ 1,066,254</b>	
<b>Notes</b>			
	1 Assuming Civic Centre and Chatham Library are sold - estimates in Oct 30, 23 Council report		
	2 As per Approved Development Charge Bylaw 149-2022		
	3 New Building 1% approved in 2024-2027 Multi Year Budget. These funds have been building since 2015.		
	4 Funds have accumulated in Building Lifecycle Reserve by not fixing Civic Centre as directed by Council		
	5 By having newly renovated building, expected savings in having no lifecycle needs for 10 years		