

# Report to Municipal Council



<b>Meeting Date:</b> November 6, 2024	<b>Report Date:</b> October 16, 2024
<b>Reason Before Council:</b> Policy Direction / Approval	<b>Priority:</b> Normal
<b>Department:</b> General Government	<b>Type of Meeting:</b> Committee of the Whole

**Report Title:** Alpha en Partage – Pre-Employment – Notice of Partial Termination of Lease

## **Recommended Resolution:**

That Council consider the following options following receipt of notice from Alpha en Partage / Pre-employment that they will be dropping two (2) rooms from their lease.

## **Options:**

1. Continue with the lease with Conseil Scolaire Catholique Nouvelon and look for new tenants.  
Note there are restrictions imposed on types of tenants:
  - Preferred to have an education based or institutional purpose (e.g. Public Health, DSAB, Planning Board, early childhood learning)
  - No commercial activity. (May be ok if no public walk in traffic is needed)
2. Drop the lease with the school board and negotiate only for the library space.
3. Drop the lease with the school board and relocate the library.

## **Analysis & Background:**

### **History:**

Back in the early to mid 2000's the municipality entered in an Agreement to lease the majority of the second floor of the school. The rational had been that entering in a partnership with the school board would prevent a possible school closure due to low enrolment. Subsequent government decision and statement



from the Minister at AMO in August 2024, confirms that local rural schools would not be closed.

### **Community Need:**

There are about fifty-five (55) students enrolled at the school and from talking with a former teacher, there is a significant portion of these students that are from English speaking families.

Further, there is a full twenty-four (24) seat school bus that travels daily to Markstay Public school with +/- 50 students.

### **Community Profile Census 2021**

Population total:	1357
Kids 0 to 14:	155
Language spoken at home:	
English	73%
French	27%
Catholic	59%

All the above data is most likely outdated because of the time passed since the census was taken and the impact of COVID had on population movement. This information is only here to provide information to Council on the composition of the population of residents and their needs regarding the local school.

### **Financial:**

#### **2025 estimated costs- (\*Inflation and Wage increase not factored in)**

Total rentable units	11
	\$34,750.9
Total Rental cost*	2
Janitor & supplies*	\$6,969.36
Elevator cost*	\$2,108.01
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	\$43,828.2
<b>Total operating cost</b>	<b><u>9</u></b>



**2025 tentative income statement**

<u>Organization</u>	<u># units</u>	<u>Rental Cost/room</u>	<u>Revenue</u>
Library**	4	\$13,945.37	\$0.00
Municipality - Storage	1	\$1,992.20	\$0.00
Alpha en Partage	3	\$11,953.17	\$11,953.17
Empty Room A.P.	0	\$3,984.39	\$0.00
Empty room P.E.	0	\$3,984.39	\$0.00
Empty room C.N.	0	\$3,984.39	\$0.00
Our Children our Future	1	\$3,984.39	\$3,984.39
<b>Total</b>	<b>11</b>	<b>\$43,828.29</b>	<b>\$15,937.56</b>
		<b>Cost of lease/loss*</b>	<b>\$27,890.73</b>

\*\* This cost is part of the municipal contribution to the library, consideration that the library could be located at a municipal building, either under-used space at the arena or with a reshuffling of services at the Wellness Center, this cost could significantly be reduced but otherwise would remain an ongoing cost regardless of this lease. As the school population of kids is <50% of the total kids of that age group, and the school is responsible to provide its own library/books, Council could look at how to better serve the community as a whole both in lower costs and better location with possibly more services.

**Attachments:**

- Notice from Alpha en Partage

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