

THE MUNICIPALITY OF
LAMBTON SHORES

**Community Vibrancy Fund
LARGE PROJECTS APPLICATION FORM**

Prior to completing an application, applicants must have read the Community Vibrancy Fund Large Projects Guidelines. Applicants are required to meet with Municipal staff prior to submitting an application.

Only completed applications will be considered. Lambton Shores Municipal Council has the sole authority to approve or deny applications.

Organization Name: Arkona Lions Club

Funding Requested: \$148,253.00

1. Applicant Information

1.1 Board of Directors

Please complete the chart below:

Name	Position	Term	Years Active
Paul Percy	President	1 Yr	2017-
Cliff Ryan	Secretary	1 Yr	2022-
Stan Hladki	Treasurer	1 Yr	2005-

1.2 Provide details about the organization including the history, mandate, objectives and services provided, and geographic area of operation.

The Arkona Lions Club was founded by volunteers in 1948 to enhance and strengthen our community. We strive to improve the lives of our neighbours with local project stewardship, public events and humanitarian contributions. Through the Arkona Medical centre our objective is to ensure timely access to quality medical and dental services for Arkona and area residents. Our mandate is to provide a clean, professional and ergonomic environment for staff and patients.

1.3 Please confirm that membership to the organization is open to anyone in the Municipality of Lambton Shores:

☒ Yes, I confirm that membership is open to everyone

☐ No, membership is not open to everyone

1.4 Describe the organization's experience with successfully completing projects. Include details such as project management experience, budget management, etc. Provide examples of project completion and identify the experience of the individuals that will be involved in the project implementation.

In 1967 we recognized the need for a dedicated medical facility to attract general practitioners. The 2000 square foot clinic was completed in 1969. In 1985 we added a 1500 square foot wing to offer dental care. We continue to maintain and manage the building as a non profit health centre.

In 1972 we built the Arkona Lions Museum to celebrate the natural and pre-colonial history of the area. We improve the building and update the displays on a regular basis to keep the facility current.

In 1987 we built the Orchard View apartment complex with 25 geared to income rental units. We manage and maintain the building on a non profit basis to provide affordable housing for seniors.

2. Project Description

2.1 Provide a description of the proposed project, including the location where the project will take place.

Phase 3 of the Arkona Medical Centre will be attached to the east end of the existing structure at 14 Union Street east in Arkona. The addition will add 1200 square feet to the dental wing and update the existing interior.

2.2 Describe, in detail, who will benefit from the project. What is the target population that your project will support? How will you ensure that your project is open and accessible to all members of the general public?

Dental patients will benefit from reduced wait times for appointments and the addition of dental services. Dental surgery including overnight accommodation for children will be added. A denturist will also be brought on staff. Medical patients will benefit from an expanded dental operation that subsidizes the medical practice. Medical and dental professionals rent their space from the Lion's Club and the majority of rental income comes from the dentists. The last two medical contracts have included free rent for the first two years. All revenue from rent receipts is re-invested in the medical centre. The dentists and physicians are both seeking new patients. Our goal is to accept everyone that applies.

2.3 Describe the need for the project, including identifying any gaps that exist. List any documented studies or reports that support the need for the project.

The current wait time for a non urgent dental appointment is approximately 7 weeks. This is almost double the Ontario average. Patients requiring surgery or dentures now have to travel to a larger centre.

2.4 Demonstrate the community support received for the project. At least one letter of support from a local organization other than the applicant must be provided.

Arkona Community Foundation
Arkona Improvement Association

2.5 Have all necessary approvals, permissions and permits been granted for the project to proceed? If yes, please describe. If not, please describe the plan to receive the necessary approvals.

All required permits are in progress and expected to be issued by February 29th.

2.6 Describe the sustainability of the project, including how the project will be funded and operated over the life of the project.

The additional space will provide increased rental income. Over the 55 year operation of our health centre we have demonstrated fiscal responsibility.

2.7 Which funding category applies to this project:

- ☐ Energy sustainability
- ☐ Land stewardship
- ☐ Recreation projects
- ☐ Agriculture / Rural Affairs
- ☐ Arts / Culture / Community Heritage
- ☐ Community / Special Events
- ☐ Community Beautification / Environmental Awareness
- ☒ Supporting Youth / Seniors / Vulnerable Sector
- ☐ Tourism / Economic Development
- ☐ Funding for ongoing and/or annual cultural and/or historical events that promote tourism and/or historical significance to Lambton Shores, but does not include Canada Day Celebrations

3. Financial

- 3.1 Describe what the requested funds are being used for. **Note** that if approved, funds cannot be used for anything other than the stated purposes.

Vibrancy funds will help cover construction costs for the addition. The total budget for this project is \$607,288.00+HST. The dental practice is covering \$162,529.00 of that total leaving \$444,759.00 to be paid by the Lions Club. We are requesting one third of our portion or \$148,253.00.

- 3.2 Describe the fundraising strategy and other funds that have been secured to support this project. List any funding partners.

The Arkona Lions Club raises money through charity bingos and monthly meat draws. We also hold two major fundraisers per year. A community campaign was launched in June 2023 to solicit individual and corporate donations. We are one of five clubs in Lions zone six. This year all proceeds from our annual zone project(approx. \$10,000) will go towards the Arkona medical centre addition. The Arkona Community Foundation has pledged \$50,000. The outstanding balance will have to be borrowed from Libro.

- 3.3 Describe why Vibrancy Funds are needed for this project.

Vibrancy funds will reduce the amount we need to borrow for this project. The stability and viability of the medical centre depends on the support of our municipality.

5. Required Documentation

The following documents must be submitted with your application:

Financial statements: Most recently completed financial statements that include the comparative information for the prior fiscal year is required. Information pertaining to a surplus or deficit must be provided if applicable.

Organizations must have at least one year of financial history based on their fiscal year-end date. Financial statements must be board approved (no draft statements). Financial statements do not need to be audited.

Project budget: A project budget must be submitted with the application.

Lease or proof of ownership: Proof of ownership is required for capital projects that involve renovations, repairs or retrofits to buildings, parks, or facilities. If the applicant is not the owner, the owner must provide a letter of agreement for the project, and their proof of ownership.

Community support: At least one letter of support from a local organization is required.

Business case: Include with the application a detailed business case outlining how the project will be managed, sustained, and operated over the long term. Provide information related to how the project aligns with one or more of Council's Strategic Priorities. The applicant is required to present the business case to Council once staff have determined the eligibility of the project.

Phase 3 Business Case

The Project

- Our dental practice has outgrown their current space.
- The Canadian Dental Care Plan will significantly increase the number of dental patients.
- Phase 3 will add 1200 square feet to the dental wing.

The History

- The Arkona Medical Centre was founded in 1969 to provide a dedicated clinic for general practitioners.
- In 1985 we added a 1500 square foot dental wing.

Long Term Management

- The Arkona Lions Medical/Dental Board maintains the building and administers lease agreements with doctors and dentists.
- The monthly rent for the dental wing will increase from \$2500 to \$5000 upon completion of the addition.
- Dr. Jeremy McCallum has committed to a 20 year lease with terms reviewed every 5 years.

Strategic Alignment

- The expansion will facilitate additional dental staff including a denturist and an oral surgeon.
- Seniors, youth and lower income patients will benefit from the CDCP coverage and our increased capacity.

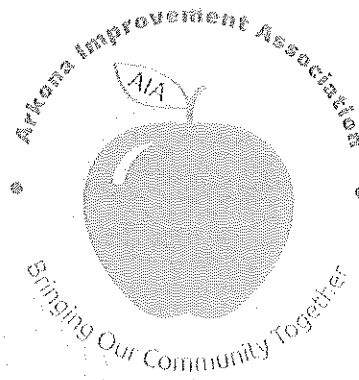
Arkona Medical Centre Phase 3 Expansion

Project Budget

We have agreed on a final price of \$450,000 including HST. Construction is scheduled to start March 18th and be completed in 90 days.

Business Case

The Arkona Lions Medical Board has managed the health centre since 1969. We have a 5 year commitment from Dr. Farzadfarr, our current medical staff, which expires in October 2028. We expect she will renew her contract and hope to have her with us for many years. Dr. McCallum, our resident dentist has committed to a 20 year contract with lease terms reviewed every 5 years. With help from the Vibrancy Fund this project will have a profoundly positive impact on the health of our community.



January 09, 2024

To the Arkona Lions Club:

The Arkona Improvement Association fully supports the expansion of the Arkona Medical Centre. We recognize the need for additional staffing and space to accommodate our growing population. Please accept our endorsement for this project and our appreciation for your 55 Year commitment to the health of our community.

Sincerely,

Frank D. Dwyer
PRESIDENT

B. Hutton
Bernie Hutton
Secretary / Treasurer

DATE: January 10, 2024

TO: The Municipality of Lambton Shores

RE: Applicant—Arkona Lions Club
Community Vibrancy Fund, Large Projects

On behalf of the Board of Directors of the Arkona Community Foundation, I am writing to provide our support for the Arkona Lions Medical/Dental Centre expansion project.

The Foundation recognizes the ongoing contributions of the Arkona Lions in the community of Arkona and the greater Lambton Shores. They have been supporting our community for over 75 years.

The Lions club are the original founders of the Medical and Dental facility in Arkona. The facility brings medical and dental professionals into the Village of Arkona to provide much needed, and sought after, services to our local residents. We are pleased to support the proposed expansion of this facility. The expansion will bring additional capacity and services to Arkona, and Lambton Shores, making our community more attractive to people who enjoy our community now, and perhaps those who would consider relocating to Lambton Shores in the future.

Respectfully,



Pete Sisler, President

Arkona Community Foundation

c/o PO Box 77
Arkona, Ontario
N0M 1B0

President: Pete Sisler 519-828-3195
Sec-Treasurer: Pam Atkinson 519-476-5468