



May 26, 2025

SENT ELECTRONICALLY

3350 Merrittville Hwy. Unit 9
Thorold Ontario L2V 4Y6
905.788.3135 | info@npca.ca | npca.ca

Regional Municipality of Niagara

RE: Niagara Region Funding Agreement – 2025 Capital Projects

At the NPCA's Full Authority Meeting held on May 23, 2025, the following resolution was passed:

Resolution No. FA-60-2025

Moved by: Donna Cridland

Seconded by: Mark Tadeson

THAT Report No. FA-28-25 RE: Niagara Region Funding Agreement – 2025 Capital Projects **BE RECEIVED;**

AND THAT the financing for the capital projects at Ball's Falls and St. Johns conservation areas, totaling \$500,000, through the Regional Municipality of Niagara **BE APPROVED;**

AND THAT repayment of the financing of the capital projects through the operating levy annually for five years **BE APPROVED;**

AND FURTHER THAT the Regional Municipality of Niagara **BE ADVISED.**

A copy of Report No. FA-28-25 has been attached for your convenience.

Sincerely,

Melanie Davis
Manager, Office of the CAO & Board
Niagara Peninsula Conservation Authority

cc: Leilani Lee-Yates, CAO/Secretary – Treasurer
Lise Gagnon, Director, Corporate Services
Melissa Raquion, Director of Financial Management & Planning, Deputy Treasurer
Beth Brens, Associate Director, Budget Planning and Strategy



Report To: Board of Directors

Subject: Niagara Region Funding Agreement – 2025 Capital Projects

Report No: FA-28-25

Date: May 23, 2025

Recommendation:

THAT Report No. FA-28-25 RE: Niagara Region Funding Agreement – 2025 Capital Projects **BE RECEIVED;**

AND THAT the financing for the capital projects at Ball's Falls and St. Johns conservation areas, totaling \$500,000, through the Regional Municipality of Niagara **BE APPROVED;**

AND THAT repayment of the financing of the capital projects through the operating levy annually for five years **BE APPROVED;**

AND FURTHER THAT the Regional Municipality of Niagara **BE ADVISED.**

Purpose:

The purpose of this report is to secure Board of Directors' approval of securing funding outside the Special Benefitting Levy from Niagara Region for two critical capital projects to be completed in 2025.

Background:

In the development of the 2025 budget, several critical capital projects were identified that require immediate attention but were not included in the special levy due to financial constraints. These projects are essential for maintaining service levels, ensuring health and safety, and addressing state-of-good-repair priorities and were included in the capital project envelope for 2025.

On October 18, 2024, the NPCA Board of Directors approved the 2025 Draft Budgets and Municipal Levies, which included the consolidated 2025 capital budget in the amount of \$2,929,701. Further, the NPCA Board approved several motions including approval of two

critical capital projects at Ball's Falls and St. Johns conservation areas, directing NPCA staff work with Niagara Region to facilitate the required funding.

On November 21, 2024, NPCA's 2025 Operating Budgets and Municipal Levies were presented to Niagara Region's Budget Review Committee of the Whole. Two projects at the Balls Falls and St. Johns conservation areas were noted as critical unfunded capital pressures for 2025 in the amount of \$500,000.

Discussion:

NPCA and Niagara Region staff have continued discussions after the budget cycle concluded to explore alternative financing approaches to address critical capital pressures noted in the 2025 budget deliberations. These two projects are to primarily repair and replace urgently required roofing and related infrastructure at the Centre for Conservation (Ball's Falls Conservation Area) and historical buildings at both Balls Falls and St. Johns Conservation Areas.

In consultation with Niagara Region Finance staff, NPCA staff have explored options for funding these critical projects outside the Conservation Authority levies that would be cost effective and efficient. A resolution from the NPCA Board of Directors is required to formally approve the funding request from Niagara Region for these projects in the amount of \$500,000.

Project #1 – Centre for Conservation – Roof and Skylight

NPCA's Center for Conservation (CFC) is an award-winning LEED Gold certified facility which features both permanent and temporary displays and galleries. Most recently, the CFC's roof and triangular peaked skylight have experienced leaks and water damage because of improper installation during initial construction in 2007. The existing skylight frame can be reused however to restore the structural integrity and ensure impermeability going forward, all glass panes and seals will be replaced. The existing roof in the immediate vicinity of the skylight will be modified as required to allow for proper seals to be installed. Additionally, approximately 18 linear meters of roof, soffit, and fascia are required to be removed and replaced due to excessive and long-term water damage.

The Ball's Falls Conservation Area is a key flagship recreation and education facility for the NPCA that accounts for 15% of self-generated revenues. The CFC provides staff office space, public washroom facilities, educational programming and event facilities. Replacing the roof skylight at the CFC will enhance visitor comfort, improve the aesthetic appeal of the building, enhance event hosting capabilities, contribute to the energy efficiency and sustainability goals of the NPCA and minimize disruptions to services and programming. Delaying the required work would result in continued damage to the CFC structural integrity and pose potential health and safety risks to staff and visitors and would lead to higher replacement costs. Further disruptions to building operations would also negatively affect facility rentals and visitor experience at the Conservation Area.

Project #2 – Restoration of Historical Sites – Ball’s Falls and St. Johns Conservation Area

This project involves replacing the deteriorating cedar shake roofing at four Ball’s Falls and one St. Johns Centre conservation areas. The current roofing infrastructure is at least 10 years past the recommended asset life cycle, resulting in significant degradation, compromised structural integrity, water damage, rot, mold and insect infestation.

Replacing the deteriorating cedar shake roofing with a sustainable, recycled plastic roofing material that replicates the appearance of traditional cedar shakes will provide these historical buildings with enhanced protection, sustainability and long-term preservation of their historical character while meeting modern safety and environmental standards. Delaying the roofing work could lead to both immediate and long-term consequences. Continued water damage would affect historical building materials that could lead to irreparable damage to antique interior features, loss of historical authenticity and affect the structural integrity of the buildings. On-going deterioration to the buildings and potential emergency repair works would lead to higher replacement costs. Closing access to the historical buildings would also affect visitor experiences and educational programming.

Financial Implications:

Centre for Conservation – Roof and Skylight	\$400,000
Restoration of Heritage Site – Balls Falls and St. John’s C.A.	\$100,000
Total	\$500,000

Niagara Region and NPCA have arrived at a proposed solution to finance these projects from an internal municipal reserve with replenishment by NPCA over the next 5 years (2025 to 2029), sourced through NPCA’s annual levy.

Repayment terms include an interest rate at 3.575% per annum, with the total cost of borrowing over the term of the agreement equaling \$54,880, or \$10,976 annually. NPCA’s credit facility returned a borrowing rate of 6.85%. Please note that debt service impacts have been factored into the 2025 operating budgets and will be included in future years until debt retirement.

Related Reports and Appendices:

Report No. FA-50-24 – 2025 Draft Budgets and Municipal Levies (available upon request)

Links To Policy/Strategic Plan:

Goal 4.1: Strengthen government relations toward collective outcomes and impact
Goal 5.2: Improve internal operations and processes
Goal 6.1: Ensure responsible, sustainable, and sound fiscal practices
Goal 6.3: Improve asset management and close the state of good repair gap

Authored by:

Original Signed by:

Lise Gagnon, CPA, CGA
Director, Corporate Services

Reviewed and Submitted by:

Original Signed by:

Leilani Lee-Yates, BES, MSPL.RPD, MCIP, RPP
Chief Administrative Officer/Secretary-Treasurer