





# Friends of the Kincardine Pavilion

Update to Municipality of Kincardine Council – August 2023

Barb Fisher and Gary Gurbin



# Kincardine Pavilion Update Agenda



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# History

Kincardine Pavilion – last of seven dance/event halls built on the shores of Lake Huron, spanning from Sarnia to Meaford.

First built in 1923. Most of building remains intact. Still has original spring-loaded dance floor, which will need replacing within the next year.

Kincardine and area landmark for decades - Guy Lombardo provided music and dance for years.

Town had leased it out in the past for operations and it came back to the town.

In 2005 it was slated for demolition, given poor state of repairs and no clear path for operational sustainability.

Community rallied in support of keeping and the updating facility.

Friends of Kincardine Pavilion was created as a non-profit organization and took upon itself the recovery of the facility, with Council endorsement. The volunteer Board of Directors continues to oversee and provide the governance necessary to run the non-profit organization.



# Renovation and Recovery

**2006-2008 - Friends of Pavilion Board of Directors engaged the required expertise and services to assess the structural needs and prepare the renovation / expansion design requirements.**

**The total refurbishment costs were \$1.3 M. All but \$350k was raised via community fundraising efforts and government program supports to renovate the building. Community businesses volunteered no-cost or low-cost materials and labour. The Municipality provided \$125,000 towards the project.**

**A loan for \$350k to cover the shortfall was made by the Municipality and was signed for by Gary Gurbin and Barb Fisher .**

**By 2018 – the loan was completely paid and the Pavilion remains debt free.**

**Employment -18 unskilled trades people were hired for the renovations along with a project administrator and a Project Manager provided the required oversight**

# Operations & Sustainability

- COVID (2020) impacted the regular Pavilion activity. This required us to pivot during this time; a Bruce Power Contractor rented the site for training during COVID and provided the needed funding to continue on.
- In 2022 (the start of COVID-recovery) saw 105 rental days; 2023 activity is back to high activity levels.
- Pavilion is a preferred wedding destination location – often 60-70% of bookings occur into 2-years out.
- Other higher volume events include: Community events, meetings/training, Ceremonies of Life and an effort to work creatively with other non-profit organizations in support of fund-raising
- Pavilion continues efforts to help build attendance at Swing Band and Artisan shows.
- Board volunteers continue to operate the Pavilion on a daily basis; part time job opportunities exist for bar staff and youth for event set-up / clean-up; it provides opportunities for increased economic activity for the area including caterers, event planners, decorators, musicians /DJs, motels/hotels, campsites etc.
- Personalized client care is the predominant reason the Pavilion is a success. There is strong customer satisfaction reviews and challenging situations have been minimal.
- Facility fee schedule is based on purpose, days and time requirements; fees reflect the premier location & ambiance of the facility while remaining reasonable / market value.
- There has been no building, health, liquor or other infractions cited to date.
- July 1, 2023 the Pavilion celebrated its 100 birthday – Mayor Craig participated in the festivities.

# Capital Investment

- Operates under 2019 – 2029 Lease Agreement with the Municipality (with an option for renewal) - Friends of the Kincardine Pavilion has responsibility for the operations and maintenance of the building.
- Work with municipality for such things as parking lot, snow removal and gardens.
- Pavilion makes regular investments for care/comfort of the facility (e.g. Termite treatments, floor repairs, replacement of kitchen and bathroom equipment/chattels, painting and repairs of walls, air-conditioning/heating etc.)
- Floor has been maintained but will need replacement within 1 year; this will require tens of thousands of dollars given the specialty of the floor; Pavilion has a reserve fund toward this objective; challenge is finding the right expertise to preserve the unique flooring features.
- Longer term capital investment plan for (3-5 years) is under review.

# Summary



Kincardine  
Pavilion is:



True to its history  
and community  
purpose



Aesthetically  
appealing



Operationally  
profitable



Economic  
generator

The Board of Directors is considering sponsoring/donating some funds to other organizations in support of community needs.