

Marigold's new headquarters facility project is proceeding with important work being accomplished in the first quarter of 2018. Marigold has continued working closely with Western Irrigation District [WID]. The Joint Facility Committee with Marigold and WID, Building Committee and Executive Committee conducted seven meetings between January 1 and April 5 and have made progress on early deliverables in line with project timelines.

UPDATES

John Getz (Marigold Vice-Chair), Gary Billings (Treasurer) and Michelle Toombs (CEO) met with Alan Parkin, CAO of Wheatland County in November 2017. As a result of that meeting, Marigold submitted a letter to Wheatland County in December requesting a line of credit type of loan of up to \$2,000,000. Marigold spoke as a delegation in February and Council supported Marigold's request pending approval of Bylaw by Council and the public.

Marigold and WID Joint Facility Committee members met at Marigold Headquarters on January 9, January 31 and April 5. WID has presented a certified Appraisal Report of the WID land and a draft purchase agreement. Next steps for the joint project include decisions regarding the purchase of land and legal agreements.

The Marigold Executive made a motion on April 4 to retain Borden Ladner Gervais LLP (BLG) to represent Marigold Library System and to complete legal services required for the new headquarters facility, including a purchase agreement. At the direction of the Executive, Michelle and Lynne Thorimbert, Director of Service Delivery, reviewed options for legal services for the purchase of land and building a new facility. Marigold will require expertise in the areas of real estate and development and construction, including operating agreements. Interviews were conducted with four firms between February 28 and March 12 and each firm was considered for the ability to manage the project, their understanding of Marigold's culture and their approach to customer service. The team from BLG demonstrated knowledge and experience in similar real estate and joint construction projects and instilled confidence that they will pay attention to details that could end up costing Marigold money if overlooked. BLG's fees were in line with the costs for other firms.

On April 4, the Marigold Executive made a motion to proceed with Western Irrigation District to engage CivicWorks to complete planning and design services for undeveloped WID land. CivicWorks will begin working with the Town of Strathmore on an Area Structure Plan [ASP]. An ASP is required to rezone undesignated Western Irrigation District land so Marigold can first purchase the land and then build a new headquarters facility. Costs incurred by Marigold for the ASP will be deducted from the purchase price Marigold pays for the land after subdivision. CivicWorks has worked closely with the Town on Strathmore on the community of Heritage Heights and the 390-acre "Prairie Strathmore" residential area, and is familiar with Town planning requirements, public hearings, design strategies, stormwater and reserve minimums and Town bylaws.

John, Michelle and Steve Grajczyk met with Strathmore Mayor Pat Fule and Councillor Bob Sobol to discuss how the Town's plans may impact Marigold's building plans and if there are opportunities for waived or reduced fees. Town representatives were made aware that the current Marigold building has been well maintained and has a solid structure that could be beneficial to a future owner.

PROJECT HISTORY: Background information and details on past progress including previous issues of ReNews are available on the Marigold website at <http://marigold.ab.ca/new-building>