



50 Bellerose Drive,
St. Albert AB, T8N 3L5
780-459-0599



Business Case

Land for New Building

The St. Albert Community Village and Food Bank is requesting a parcel of land in the amount of 2.5 acres which will allow us to erect a new multi-facility building.

A. Organization Information:

Full Legal Name	St. Albert Community Village and Food Bank
Address:	30-50 Bellerose Drive. St. Albert AB T8N 3L5
Business Phone:	780-459-0599
Fax:	780-459-0589
Website(s)	stalbertfb.com stalbertcv.com
Organization type:	Not-for-profit
Incorporated:	1984

B. Description of Service:

Mission:

The St. Albert Community Village and Food Bank (SACV/FB) assists individuals and families in need to attain independence and improved quality of life through supportive services and programs including:

- Operation of a community Food Bank
- Delivery of nutritional, financial and life skills training and support
- Provision of collaborative assessment of needs, advocacy and referral to community agencies

Vision: A strong community through self-sufficient citizens

Values:**We value:**

- Prevention
- Education
- Self-sufficiency
- Community Involvement
- Advocacy
- Confidentiality

The purpose of the Community Village, which was established in 2010, was to work with clients coming to the Food Bank, to identify and help alleviate the underlying reasons for their challenges. A Social Worker, supported by a grant through C.S.D., was hired to meet with clients to develop a collaborative plan of action, as needed. Some of the challenges faced by the families include, but are not limited to, combinations of under-employment/unemployment, mental health and addictions issues and family/domestic violence. The Social Worker provides supported referrals to our 20+ community partners, and because of the close collaboration of the Community Village/Food Bank with their partners, particularly through the Working Groups, a seamless service delivery is possible. This collaboration also decreases the duplication of service.

In-house Community Village programs include the Rental Assistance Program (R.A.P.), which allows up to \$550 per month for eligible families for a finite period of time. Clients on the R.A.P. also attend the Financial Literacy Program. Two other programs are Ready to Rent, which is a housing readiness model, and an Organizational Workshop teaching organizational skills which will help reduce stress in their lives. In addition, there is our very successful Cultural Kitchen, which exemplifies the Diversity and Inclusion pillar of City of St. Albert Social Master Plan.

The impact of helping those in need in our community can result in a substantial saving of money for two levels of government, not to mention improvement in the lives of our clients, in terms of helping them gain as much independence and self-sufficiency as possible.

C. Details of Municipal financial and Municipal In-Kind support currently received:

- Community Liaison Support Services grant - \$95,500
- Rental Assistance: United Way funds - \$55,000 for program administration – this is vetted through the S.A.M. group.
- The City of St. Albert funds the Volunteer Coordinator/Bookkeeper positions in the amount of \$64,692
- Friends of FCSS -\$13,230

D. Land Requirements:

1. Name of the Program – request for City owned land at 65 Carleton Drive

2. Description of the Program

The St. Albert Community Village and Food Bank has been located at 50 Bellerose Drive since 2009. We have a lease in the City-owned building until 2024, with a three year notice to vacate. We have been informed that the R.C.M.P. would like to move into the whole space by 2019. We are willing to move into a new building, thus vacating the premises for the R.C.M.P., as soon as we can raise the funds to do so. We have two estimates, one being from Johnson Builders and the other from Synergy, of approximately four million dollars plus the land, based on today's prices. The building we propose would be no-frills but large enough to service a future population of approximately 130,000. So far, C.S.D. and possibly S.A.I.F. have shown interest in sharing the space, in addition to Food Banks Alberta who already rent space from us in our currently building.

What we are proposing, as the City of St. Albert's contribution towards the cost of the new facility for us and other agencies, is the donation of the property at 65 Carlton Drive in Campbell Industrial Park.

Once the land is secured, we will be able to start our fundraising campaign to pay for the building itself, starting with the Provincial and Federal governments. We have hired a professional fundraiser, Vincent Duckworth, and are in the process of forming a fundraising committee to target specific private and corporate donors.

3. How the program will benefit the City and its residents:

The Community Village and Food Bank will continue to benefit the residents of St. Albert as it has in the past, but having C.S.D. and possibly S.A.I.F. also under the same roof will be significantly more efficient and user-friendly to our clients, many of whom we share with these other agencies. We are also proposing to have a Used Bookstore as a community service and revenue source.

The new building will provide space for expanded services as needs are identified, and new volunteering opportunities for St Albert residents, thus enhancing the sense of community.

Currently our volunteers work in the kitchen, assist with government paperwork, and facilitate Financial Literacy one-on-one sessions, work in the warehouse on driving teams and sorting donations, preparing food hampers and take part in fund-raising activities. There will be a need for more volunteers in these areas, as well as in the Book Store, and for some clerical and administrative activities.

4. Number of City residents affected and feedback to date: There are almost 900 families currently on file. We have been able to close over 200 files since 2015.

5. Benefits associated with funding being received:

The donation of this property by the City of St. Albert would mean that the Community Village and Food Bank would require a significantly shorter length of time to get the building completed. This in turn would mean that we would be vacating our current premises much more quickly, allowing its takeover by the RCMP in a more timely manner. In addition, the sooner we move into the new building, the sooner we can provide enhanced services to our clients in conjunction with C.S.D. and possibly S.A.I.F. The new building will provide the organizations with a sustainable "home" for the foreseeable future, and provide continuity for our families, volunteers and donors.

6. Risks associated with funding not being received:

This will simply delay the date we will moved because of the additional time we would need to raise the money for the purchase of land.

7. Financial details:

Audited financials attached.

We have received two professional quotes of between \$3.1 and \$4.9 million

Cost of land is approximately \$1.75 million.

3. How surpluses, or deficits will be treated:

No surpluses are anticipated

Deficit: we will fundraise for the new building until sufficient funds are raised.

Amount requested from the City in financial support:

The SACV/FB is requesting 2.5 acres of land at 65 Carleton Drive which is currently owned by the City – value estimated at \$1.75 million.