

Farmers' Market Building Update

ISSUE

The purpose of this report is to provide an update on the status of the Farmers' Market Building in River Landing, and provide information about next steps in the process.

BACKGROUND

At its September 24, 2018 meeting, City Council directed the Administration to:

“prepare and issue a Request For Proposal to lease the Farmers' Market Building within River Landing, seeking a proponent to develop and manage a six-day-a-week animated public facility and farmers' market and revising the proposed scoring matrix in order to provide specific consideration for:

- Dedicated farmers' market days;
- More explicit evaluation of 'authenticity' with respect to local produce and content.”

The Request For Proposals (RFP) to lease the Farmers' Market Building was issued in October, 2018. In February, 2019, the RFP was cancelled due to the need for significant repairs to the roof of the Farmers' Market Building. The City of Saskatoon (City) extended the lease of the current tenant until December 31, 2019.

Related to the required roof repairs, an RFP was issued in August 2019, for an expert to advise on the best type of roof system to be installed on the Farmers' Market building, including costs, warranty, lifespan and scheduling (due to weather).

DISCUSSION/ANALYSIS

Architectural Firm Selected to Determine Roof Repair Options

Roof repairs are needed to the Farmers' Market Building due to water issues related to condensation build-up within the two roof membranes in the building. The Facilities Division is managing the roof repairs and are in the process of hiring an architectural firm through the RFP process. The architectural firm will be responsible for preparing a roof design, which will include a preferred type of membrane, and ceiling finish options. The design will also include the possible placement of skylights and will propose possible changes to interior lighting. The roof structure is to remain intact however, the roof membrane itself will be completely replaced. Once the preferred roof design is selected, the architectural firm will prepare the public tender package for the roof repair work.

Due to the nature of the roof repair work, which will involve some degree of demolition, a full closure of the Farmers' Market Building is required. The work will begin sometime in early 2020, after the conclusion of current lease agreement. The exact start and completion dates for the roof repairs, are undetermined at this time because it is

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dependent upon the preferred roof repair approach. The work is not anticipated to affect the potential of an outdoor farmers' market in 2020 in the Market Square.

Future Use of the Farmers' Market Building

The River Landing Concept Plan identifies the Farmers' Market Building as an attraction for the community and visitors, and that it is to contain a farmers' market component. A desire to more fully utilize this great community asset, and animate the facility for six or more days per week including consideration for a farmers' market component, led to the issuance of the RFP in October, 2018. The RFP outlined all of the expectations of the lease, and was clear that a farmers' market component must be part of the facility. The expectations outlined in the RFP continue to guide the process and serve as a reference for future proposals for the Farmers' Market Building. The lease criteria is provided in Appendix 1. With this criteria as the foundation, Administration continues to search for an entity that can develop and manage an animated six-day-a-week public facility that includes a farmers' market component operating for a minimum of 2 days per week at the site.

Securing a New Tenant

Since the RFP to lease the Farmers' Market Building was cancelled due to the roof repair, no tenant was secured. The current tenant has indicated the required Farmers' Market Building objectives and expanded operating expectations, outlined in Appendix 1 are not in keeping with their organizations' current mandate. As a result they would not be submitting another proposal to occupy the Farmers' Market Building after 2019, as they plan to focus on their core mandate of operating authentic farmers' markets 2 or 3 days a week. They have also communicated to Administration they would be pursuing a new location for their organization and were in the process of looking to secure a lease elsewhere.

Council Policy C02-045, the Purchasing Policy, does not require an RFP to secure a new tenant for the Farmers' Market Building. Council Policy C03-024, Leasing Civic Buildings to Outside Organizations Policy, does require the review of all leases, with outside organizations, by the Standing Policy Committee on Planning, Development and Community Services and requires City Council approval.

The current lease for the Farmers' Market Building is \$10/year, plus a contribution to the City's Civic Buildings Comprehensive Maintenance Reserve to help with any capital repairs to the building. It is anticipated that a subsidized lease rate (with City Council's approval) would be considered for the future tenant of the building. The lessee would also be responsible for property tax, insurance, utilities and leasehold repairs, which is consistent with the current lease terms.

Administration has since been approached by other potential farmers' markets, and potential vendors expressing interest in operating out of the Farmers' Market Building. While these inquiries have been general in nature, the Administration is exploring possible options for an individual or group to provide a proposal that meets the expectations of operating an animated public facility for a minimum of six days a week

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with a farmers' market component. This person or group would manage the lease, coordinate the vendors, oversee the farmers' market, and ensure the conditions of the lease are met.

Based on efforts to date, Administration does not anticipate receiving multiple requests to manage the lease for the Farmers' Market Building. If Administration receives a viable proposal that meets all conditions approved by City Council and laid out in Appendix 1, then a lease agreement may be pursued. If there are multiple requests, Administration will consider the re-issuance of an RFP.

IMPLICATIONS

There are no financial, policy, environmental, privacy or Crime Prevention Through Environmental Design (CPTED) implications or considerations.

NEXT STEPS

Administration will continue to pursue the roof repairs and work to secure a viable tenant for the Farmers' Market Building.

APPENDICES

1. Farmers' Market Building Lease Criteria

Report Approval

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