



Ad-Hoc Grand Trunk Renewal Committee

Working Group:	Real Estate, Legal and Finance Working Group
Report Date:	September 9, 2025

Requested Committee Direction:

The report is for information only.

Members:

Slyvia Chrominska
Michael Doupe
Franklin Famme (chair)
Joani Gerber (investStratford)
Jodi Meiering
Paul Parlee
Melanie Reasbeck (investStratford)
Emily Robson (City of Stratford)
Mark Vandenbosch

Carryforward From Previous Meeting:

As was discussed in the last report, the Working Group (WG) last met on May 13, 2025 with representatives from the Svec Group to discuss preliminary findings of the possible scenarios for development of the property. A follow up meeting was to have been held in advance of the June 16, 2025 Ad-Hoc Committee meeting, but the meeting was cancelled due to circumstances out of control of the group.

Final Summary:

The WG is grateful for the support provided by our City/investStratford representatives and also for the hiring of the Svec Group to provide project consulting services. Unfortunately, the WG's mandate is ending before any real work could be accomplished relating to discernment of fiscal realities for the project. The WG therefore urges City Council to ensure this project is not abandoned, and to encompass the following:

1. Any decision made relating to the future of the property should be performed through the lens of fiscal responsibility. Council is a steward of Stratford citizens' money and should therefore ensure that decisions affecting long-term finances are properly discerned.

2. The Svec Group has outlined phases for the project, and Council should ensure that these timelines are met, if not accelerated:

Phase 1 – Development Concept: Evaluate and select development concept based on feasibility; market, financials, environmental, structure, and community needs. [completed – July 2025]

Phase 2 – Test and Finalize Concept: Create one detailed development concept and go to market strategy.

- ▶ Initial Feasibility Study [Q4 – Oct/Nov 2025]: Explore broad land use approaches and block configurations (residential, mixed-use, institutional) including identifying key servicing and environmental constraints, and providing order-of-magnitude cost estimates for major site components
- ▶ YMCA + Library Options Study [Q4 – Nov/Dec 2025]: Assess current and future program needs for both partners to evaluate renovation, expansion, and hybrid building options. This work will also include cost estimates, lifecycle implications and phasing strategies and will be completed in partnership with the YMCA, Stratford Public Library and Community Services.

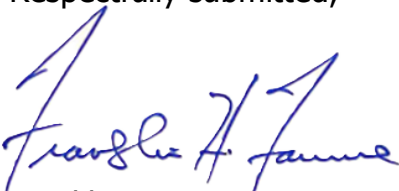
Phase 3 – Market Sounding: Create detailed project program and interview selected developers for upcoming RFP for residential sale. [Winter 2025/2026]

Phase 4 – Market RFP: Launch RFP, interview project teams, select proponent, negotiate program. [Spring 2026]

3. Now that the Ad-Hoc Committee is ending its term, Council should find the appropriate staff composition to continue exploring the project. While many alternatives are possible, it would most likely make sense if the City's economic development corporation (investStratford) take the lead role in managing the project and reporting to council
4. There have been many organizations interested in using the property, including the Library, but there have been few organizations with the means to assist with the capital outlays required to fund the project. Therefore, Council will need to consider the costs and benefits of including these groups as part of the overall project.

I wish to personally thank the members of the WG for their commitment to the project, regardless of the fact that few meetings were held.

Respectfully submitted,



Franklin H. Famme, CPA, CA

Chair – Real Estate, Legal and Finance Working Group