



Friday Feb. 26, 2021
Hamilton City Hall
Attn: City Clerk

Dear Mayor Eisenberger and Members of Council,

The Ancaster Tennis Club is asking for an extension of a loan in the amount of \$650,000 over 15 years in order to finalize the covering of the 5 courts at the Ancaster Tennis Club in the Village Green Park in downtown Ancaster with a Dome structure.

We have had many delays and increased costs to our project due to a number of factors, COVID notwithstanding:

1. Site plan amendment- issues with soft soil in the park created need for a larger grade beam requiring double the concrete expected and increased costs for construction.
2. The electrical requirements to the actual Village Green Park are inadequate to run the mechanical equipment needed to keep the Dome inflated and heated. Alectra will be required to add a new transformer. The added cost of this to the entire construction project to ATC is estimated at \$42,000.
3. The Dome itself has gone up in price. The total cost is now \$480,000 before the HST for purchasing the Dome outright. On our original planning when approaching the city, a lease of the equipment was planned. However, as the agreements with the manufacturer have progressed, we have the following concerns:
 - a. Leasing the Dome and equipment will require 25% of the funds up front.
 - b. The lease interest rate is approximately 9%. This lease rate is outside of what our budget will allow.

To provide some detail of the financing we have on hand, \$596,000:

1. \$100,000 from ATC itself in savings directly generated for the Dome Project from prudent cash flow management by the Board/Club over the past 3 years.
2. \$206,000 from the Hamilton Future Fund in the form of a Grant that has been received.
3. \$290,000 as a 15-year loan from the City of Hamilton. This loan has not been drawn on yet. We will draw on this as the Foundation Construction begins.

There has been a budget estimate for the construction of the foundation of the Dome by 2 companies. The estimate by our providers is \$775,000 before HST. This cost will complete the following:

- Foundation of the Dome (grade beam)
- New concrete deck pad and storage unit
- Upgraded Fencing and repairing courts required for the construction
- Running of electrical and gas lines
- Upgraded electrical into park

The project cannot go out to tender until we receive the Site Plan Amendment which the City Staff and the Board of the Ancaster Tennis Club have been working diligently to complete. Once the Site Plan Amendment is finalized, we will ask for a building permit and get accurate quotes from the construction providers.

The Board of ATC and Dome Committee have been working actively to reduce the costs of the entire project. However, cost reductions of any meaningful amount are hard to achieve. We have reduced the electrical cost to the construction to save approximately \$40,000 which will be used for a contingency fund. The additional costs to the original project noted above, our responsibility for the cost of Hydro, the additional cost for the storage unit, increased costs for the foundation of the Dome due to site restrictions, have put the project in jeopardy.

We have available, at your request, detailed financial projections compiled by our Treasurer, CPA/CA Andrew Zucker of Brownlow Partners.

We appreciate what the City has done for us to date. However, we need your help again to support this community-driven initiative designed to improve access to athletic participation by a wide set of the public in Hamilton. We will pay this loan back and continue to manage the Ancaster Tennis Club debt-free as we have since the 1940s. Thank you for your consideration of our request.

Warm Regards,

Kerry

Kerry Radigan,
President, Ancaster Tennis Club
radigankerry@gmail.com 905-317-5673