



County of Brant Council Report

To: To the Mayor and Members of County of Brant Council
From: Heather Mifflin, Director of Finance, Treasurer
Date: March 25, 2025
Report #: RPT-141-25
Subject: John Noble Home – Request for Additional Funding for Bell Court
Redevelopment 40 Long Term Care Beds, Day and Stay Expansion and
Sprinkler projects
Purpose: For Approval

Recommendation

That the John Noble Home Bell Court Redevelopment 40 Long Term Care beds, Day and Stay expansion and Sprinkler Projects request for additional funding of \$1,600,000 with the County share being \$444,800, be approved, to be funded through debt to be repaid from development charges and the tax levy;

And that the County share of the 2024 John Noble Home operating surplus be applied to the Bell Court Redevelopment 40 Long Term Care beds, Day and Stay expansion and Sprinkler projects.

Strategic Plan Priority

Strategic Priority 5 - Healthy, Safe, and Engaged Citizens

Impacts and Mitigation

Social Impacts

The John Noble Home provides respectful care and housing to aging residents of the City and the County.

Environmental Impacts

There are no environmental impacts expected as a result of the recommendation of this report.

Economic Impacts

The additional funding from debt will require annual servicing of approximately \$30k paid from development charges and the tax levy.

Report

Background

Bell Court is a unit in the John Noble Home (JNH) that has been vacant for many years. The redevelopment of Bell Court started in 2019 as a 10-bed addition and expanded to a 40-bed addition in 2023. Provincial funding has been awarded for this project, a portion of which will be paid out over a 25-year term.

The 40 bed addition project was added to the 2024 Development Charge background study update and funding for the capital project has been updated to include development charges and lowering the tax levy impact. Other funding sources for the County's share are the County held JNH Capital reserve and debentures.

JNH Capital Reserve	\$352,649
Debentures*	\$3,751,491
Development Charges	\$2,405,096
Total approved funding	\$6,509,236

* As noted above, a portion of the debentures will be covered through the Provincial Funding, servicing the majority of the tax-levy debt.

In addition to capital costs for the construction of the addition, the operation of the additional beds is estimated to have an annual cost of approximately \$200,000. The total annual cost from the County of Brant tax levy (capital debt servicing, plus operations minus provincial contribution) is approximately \$220,000.

At their March 12, 2025 meeting, the JNH Committee of Management received an updated report from JNH staff indicating that an additional \$1.6 million would be required from the City and County to complete the Bell Court Redevelopment of 40 Long Term Care beds, expansion of the Day and Stay and Sprinkler projects (Redevelopment). The Committee approved the following resolution regarding the Redevelopment project (attachment A):

THAT the Bell Court Redevelopment of 40 Long Term Care beds, expansion of the Day and Stay and Sprinkler Project updated report JNH2025-17 BE RECEIVED and;

THAT the City of Brantford and the County of Brant be requested to provide the additional \$1,600,000 required capital funding for the projects and;

THAT the City of Brantford and the County of Brant be requested the approval to keep any Surplus for Year 2024 to offset additional cost related to the construction.

Analysis

The County's share of the additional \$1.6mil request for the Redevelopment project at 27.8% is \$444,800. Staff is recommending the additional request be funded from debt to be repaid from the development charges and the tax levy. Servicing of the additional debt will be approximately \$30k.

The County policy regarding the JNH annual operating surplus or deficit directs the funds to/from the County held JNH capital reserve. For the 2024 JNH operating surplus County staff are recommending to apply the surplus directly to the Redevelopment project.

Summary and Recommendations

The John Noble Home Bell Court Redevelopment project for 40 additional Long Term Care Beds, expansion of the Day and Stay and Sprinkler projects requires an additional \$1.6mil from its municipal partners. The County share of \$444,800 is recommended to be funded from debt to be repaid from development charges and tax levy. Further it is recommended that the 2024 JNH surplus be directed to fund the Redevelopment project.

Attachments

A – Recommendation from John Noble Home Committee of Management meeting on March 12, 2025 re Bell Court Redevelopment 40 Long Term Care beds, Day and Stay expansion, Sprinkler Project update Report and Capital Funding Request

Reviewed By

Heather Boyd, General Manager of Corporate Services
Heather Bailey, Manager of Budgets and Long Term Financial Planning

Copied To

Alison Newton, Chief Administrative Officer

By-law and/or Agreement

By-law Required	No
Agreement(s) or other documents to be signed by Mayor and /or Clerk	No