



June 5, 2024

Sarah Leach
Deputy Clerk
Town of Pelham
20 Pelham Town Square
P.O. Box 400
Fonthill, ON L0S 1E6

Re: Request to Appear Before Council

Dear Sarah:

I am attaching our request form to appear before the Pelham Town Council on June 19th, 2024. We greatly appreciate this opportunity.

We are asking the Council's permission for Wellspring Niagara to submit a request to MPAC to reassess our current property tax classification from commercial to charitable/not-for-profit to reduce property taxes.

The discussion points include a summary of our recent communication with MPAC. In brief:

- On April 1st, Wellspring Niagara submitted an email to MPAC requesting a review and reassessment of our property taxes from commercial to charitable status.
- On April 2nd, MPAC responded via email stating that we are not authorized to submit a request as the Town of Pelham owns the land.
- MPAC suggested we request approval from the Town to submit a request on their behalf.

I am also attaching our supporting documents submitted to MPAC on April 1st, 2024.

Please do not hesitate to let me know if you have any questions.

Kindest regards,

A handwritten signature in blue ink, appearing to read "Ann Mantini-Celima".

Ann Mantini-Celima
Executive Director

Please fill out and return no later than 12 p.m. noon ten (10) days prior to the Meeting you wish to appear. Completed forms, including presentation materials are to be submitted to the Clerk's department and can be dropped off or emailed to clerks@pelham.ca

Name or Organization or Firm: Wellspring Niagara Cancer Support Foundation	
Name and Title of Presenter(s): Ann Mantini-Celima, Executive Director	
Address: 50 Wellspring Way, Fonthill, ON L0S 1E6	
Telephone: 905-684-7619 (ext 105)	Email: ann@wellspringniagara.ca

Date of Meeting Requested: June 19, 2024

How will you attend Council? ☒ In-person ☐ Electronically

*The delegate shall notify the Clerk at least five (5) business Days in advance.

Subject matter to be discussed:	Request to Council permission for Wellspring Niagara to submit application to MPAC to reassess classification from commercial to charitable/not-for-profit.
If not for information, identify the desired action requested:	

Have you previously spoken on this issue? ☐ Yes ☒ No

If a group or individual has previously appeared as a delegate, a further delegation from the same group or individual on the same topic will not be permitted, unless there is significant new information to be brought forward.

Do you have presentation material or speaking notes? ☒ Yes ☐ No

Delegations are required to provide the Clerk's department presentation materials for publication in Council's agenda package. Materials must be provided no later than 12 p.m. noon ten (10) days prior to the Meeting.

I have read and understand the Delegation Protocol attached to this form and understand that the information contained on this form, including any attachments submitted, will become public documents and listed on the Town's meeting agenda and posted to the Town's website. I also understand that as a participant of this meeting, I will be recorded and further understand that this recording will be posted to the Town of Pelham's YouTube Channel.


Signature

June 5, 2024

Date



April 1, 2024

MPAC
1340 Pickering Parkway, Suite 101
Pickering ON L1V 0C4

**Re: Wellspring Niagara Cancer Support Foundation
50 Wellspring Way, Fonthill ON L0S 1E5
CRA #86414 6162 RR0001**

To whom it may concern:

On behalf of the Wellspring Niagara Cancer Support Foundation (Wellspring Niagara), located at 50 Wellspring Way in Pelham, Ontario, please accept this request to review and reassess our property taxes and consider a charitable exemption.

Wellspring Niagara is a not-for-profit charitable organization that has provided free programs and services to Niagara residents with cancer for almost 25 years. We are committed to creating a compassionate community that caters to the emotional, psychological, rehabilitative, informational, and social needs of cancer patients and caregivers, including men, women, and children.

As the only cancer support centre in Niagara, every dollar donated to Wellspring Niagara benefits the people of Niagara who are living with cancer with a focus on the whole person, not the disease. We offer various specialized programs designed to help people with cancer manage their self-care, connect with others, ease pain, fatigue, and distress, build strength and mobility, and support life's challenges that come with a cancer diagnosis.

For nearly 18 years, Wellspring Niagara offered services in a 2000-square-foot leased unit at 3250 Schmon Parkway in Thorold. However, we outgrew that space and our all-volunteer Board of Directors looked for options for a larger unit that could accommodate its current needs and anticipated membership growth.

On May 15, 2017, Wellspring Niagara entered into a land lease agreement with the Town of Pelham to allow Wellspring Niagara to construct a building on the land for the "provision of non-medical support for cancer patients and their families." The Agreement is for a 20-year term that commenced in 2017 and ends in 2037, with an option to renew for an additional 20-year term, provided the land is for the same purpose. Wellspring Niagara pays a nominal annual rent of \$1.00.

That same year, Wellspring Niagara launched its Help Us Build Hope capital campaign with a \$5 million goal to help design and construct a 100% purpose-built facility that would provide a safe,

welcoming, non-institutional atmosphere and meet an ever-growing need for its services not only for its current needs but also for years to come.

On September 12, 2019, Wellspring Niagara officially opened our new home, nicknamed "the house Niagara built" - a recognition of passion and commitment from across the community and with support from various sectors, including construction and development trades, including Merit Construction, Rankin Construction, Dufferin Concrete, Cambria, Artcraft Kitchens, Taps & Tubs, Powell Drywall, Willowbrook Nurseries to name a few. Many donated their time and skills to support the costs associated with areas, including site servicing, foundation, painting, drywall, landscaping, finishes, and furnishing.

Wellspring Niagara is an essential resource for the community, growing rapidly each year. In 2023, we saw a nearly 37% increase in program visits, with almost 8,000 registered. We don't receive funding from the government or hospitals and depend on charitable and community donations to maintain our programs and operations. We need to raise 100% of annual operating costs, which are nearing \$1 million, with less than 14% going towards administration expenses. Additionally, we pay property taxes of approximately \$68,000-73,000 annually, equivalent to a 1.5 full-time paid position.

Qualified leaders and trained volunteers lead our programs and are essential to meet the community's growing needs. With minimal paid staff, nearly 200 dedicated volunteers, 50 diverse programs and services and the financial support of the Niagara community, Wellspring Niagara has been addressing a critical gap in supportive cancer care.

We have attached some documents to support our request. We hope you understand our programs' positive impact on the mental, emotional, psychological, physical, and social well-being of the individuals and families who benefit from our free cancer support services.

Reducing property taxes can be a significant step towards achieving our mission and improving our programs and services. As we depend on the community to raise essential funds yearly, decreasing property taxes will enable Wellspring Niagara to increase and enhance its program delivery and maintain free quality-based programs for the men, women and children who benefit from our services to improve their quality of life and help them live better with cancer.

We invite you to visit our centre and witness firsthand our impact and how we are helping people live better with cancer every day. Visit our website at wellspringniagara.ca

Thank you for your consideration, and I look forward to hearing from you soon. Please do not hesitate to contact me with any questions.

Sincerely,



Ann Mantini-Celima
Executive Director
Phone: 905-684-7619 (ext. 105)
Cell: 905-933-4126
Email: ann@wellspringniagara.ca