

To: The Morrisburg Model Village Project Team & The Morrisburg Waterfront Committee.

From: John Gleed - 11 February, 2018

I have recently been away for a couple of weeks of quiet vacation that allowed me the time and space to take a detailed look at the proposed Morrisburg Model Village Project. On careful analysis there are three major challenges - funding shortfalls, lack of construction engineering know-how and my lack of capacity to take on all the responsibilities I now see as necessary to complete the project successfully.

On the funding side we have submitted 20 applications to organizations outside of South Dundas and have not had much success (only \$10,000 vs plan for over \$100,000). Within South Dundas, our ever-generous local organizations - Lion's Club, Legion, Cruickshank - have given generously, along with several individuals. We are still at only 31% of our current estimate of the required funding (\$220,000).

With respect to the construction engineering know-how, building the Pavilion represents about 80% of the estimated building costs and is the project's area of greatest risk and uncertainty. We do not have volunteers on board with the experience, capability or capacity to properly design, manage and carry out this critical part of the project. With the benefit of understanding acquired over many conversations with experts, it was an oversight not to build in funded construction management capability.

I have been in business long enough to know that sometimes good ideas are not in sync with funding opportunities and availability of the required expertise. Underfunded Community/Volunteer projects bring this to a much higher degree of difficulty and risk of failure.

So, while I still love the idea, I am practical by nature and have concluded that the plan for the physical model village along the waterfront path is not feasible at this time.

I will immediately follow-up on withdrawing outstanding applications to the Township and other organizations and will be communicating with all involved. All funding will be returned to donors to be available for other community projects.

I still propose that the MWFC complete the Waterfront Sign displaying the Then and Now Map, and I will personally provide the funding for this.

Never one to give up easily, I am looking at taking the idea for the Physical Model Village and creating a computer based Virtual Model Village online at the Morrisburg Model Village Website. I have the expertise (and a good start on the information and photos) to do this myself, and there would be no requirement for fundraising or sponsorships. It would be accessible on PCs and mobile devices at no cost. The possibilities are unlimited for photos, street virtual tours, detailed pictures of specific buildings and homes, both flooded and untouched.

A big thank you to this team, the supporters and advisors. Your willingness to get involved when approached is really, really appreciated and it has been a great experience for me.

I have a detailed analysis of the information I used to draw my conclusion and am happy to provide you with a copy.

Yours very truly,

John Gleed.