

article

Consultation sur le projet d'immobilisation // Moving Town Hall

Ordre du jour // Agenda

Samedi 24 février 2024 // Saturday February 24, 2024

17h - 19h // 5 - 7PM

Est-ce que le déménagement vers le Plateau et la collaboration avec le GIV, Ada X et OBORO correspondent bien à nos valeurs et à notre base d'unité ? // Does being in the Plateau and collaborating with GIV, Ada X, and OBORO align with our values and Basis of Unity?

- 5:00 - 5:10 Introduction (10 min)
- ★ Objectifs, déroulement, valeurs, règles de base // Objectives, values, ground rules
 - ★ Questions, suggestions, consentement // Questions, suggestions, consent
- 5:10 - 5:40 Présentation de la projet 4001 Berri // 4001 Berri Project Presentation (30 min)
- ★ Échéancier et détails du projet // Project timeline and details
 - ★ Arche de prise de décision // Arc of decision making
 - ★ Questions et préoccupations tirées du sondage // Questions and concerns from the survey
 - ★ Scénarios possibles // Possible scenarios
 - ★ Période de questions // Q & A
- 5:40 - 6:10 Breakout Groups (30 min)
- ★ Introduction à l'Open Space // Intro to the values of Open Space Technology
 - ★ Propositions de questions à discuter // Proposals of questions to discuss in breakout groups
 - ★ Discussions en sous-groupes // Breakout discussions
- PAUSE // BREAK
- 6:20 - 6:50 Discussion en plénière // Plenary discussion (30 min)
- ★ Points saillants // Highlights
 - ★ Discussion
 - ★ "Dotocracy"
- 6:50 Sommaire, prochaines étapes et clôture // Summary, next steps, and closing (10 min)
- ★ Summary and questions
 - ★ Next steps and closing
 - Online follow up meeting mid-March (12th, 13th, or 15th), 6-7pm?

art ic u l e

4001 Berri Moving Project

Rainbow Committee

February 24th, 2024

Introduction

Founded by Groupe Intervention vidéo (GIV), Ada X and OBORO, the Pôle artistique 4001 Berri is a non-profit organization that offers 26,000 sq. ft. of commercial space at affordable prices to individuals, corporations and groups from the arts community. The organization gives the vast artistic community access to professional spaces and equipment located on the Plateau Mont-Royal, well served by public transport and close to commercial arteries. The Pôle artistique 4001 Berri's organizational structure provides a means of pooling and sharing resources, moving from individual to collective dynamics by leveraging complementary expertise and organizational skills.

This creative hub provides access to art for a wide range of old and new audiences. It actively seeks to eliminate barriers to accessibility and participation, and is committed to acting equitably towards all participants (artists, workers, visitors, etc.). The values of solidarity, equity and sharing are at the heart of our actions and the cultural intention of this new space.

The Pôle artistique 4001 Berri is led by a Board of Directors made up of representatives from each of the tenant arts organizations, acting as an umbrella organization which can access different grants than individual centres and can facilitate a process of collective decision making. The democratic governance of the artistic hub enables us to act for the collective good by pooling expertise specific to the artistic milieu to benefit everyone. However, we strive to ensure that the unique identity of each of the organizations is preserved, with the emphasis being on complementarity rather than competition within the industry.

In September 2023, articule was approached by OBORO, Ada X, and GIV to join the Pôle artistique 4001 Berri community as co-owners in the building. The Pôle group was looking for multiple partners interested in investing in the new space on a sustainable and ongoing basis, as well as participating in projects to share and pool resources between centers. The other organizations invited to become co-owners were MainFilm, SBC Galerie, and Centre Turbine. For the past five months, articule has been part of regular discussions between all these potential partners to discover the financial details of the project, as well as to see how the organizations intend to work together and pool their resources.

Objectives and Milestones

1. Offer arts organizations the opportunity to become long-term tenants or owners;
2. Make arts organizations sustainable and viable in the long-term;
3. Pool and share common resources;
4. Develop a landmark artistic hub in Montreal by bringing together organizations involved in artistic production and dissemination.

Acquisition and mutualising resources

The purchase of 3995-4001 Berri by Ada X, Oboro, and GIV (under the name of the umbrella organisation, Pôle artistique 4001 Berri) was completed at the end of 2023. The umbrella organization obtained a capital loan to cover both the cost of the purchase and some basic structural renovations on the building. This was possible thanks to the diligent work of a technical audit on the building and a financial feasibility study.

In order to submit capital grant applications to the Ministère de la Culture et des Communications and to Heritage Canada, the Pôle has drawn up a market study and a mutualization (sharing) plan with its partners. These studies enabled them to draw up a functional and technical plan with the help of an architect, and to refine budget forecasts.

articule took part in this feasibility and mutualization study for 6 weeks during November, December 2023, and January 2024. We were able to assess our financial capacity to participate and ensure accessibility renovations in the building and our organizational stability, even if we don't receive the intended grants.

Once the grant applications have been submitted, a publicity and communications plan will be put into action to place the grants bodies in a position to accept and to ensure that the funds are obtained quickly. Once the grants have been obtained, work can begin on the renovations, leading to an official opening.

Collaborative action between centers will strengthen the project's relevance to funding bodies. Joining forces also helps to reduce the financial burden and workload involved in carrying out an acquisition and renovation project. Without the work already done by the Pôle, it would realistically be very difficult for articule to have the necessary resources to carry out an acquisition project, especially considering the fact that articule can't directly buy a space as an OBNL because of funder restrictions. Like the Pôle group, we would absolutely need to create an OSBL as well, to which we'd "pay the rent" (even though we direct this umbrella organization).

Mutualization plans include the creation of shared spaces, such as a meeting room, cinema room, residency space, workshop room, and a cafeteria for the building. We will also participate in the creation of the Pôle's policies, share gallery and IT technicians, and other possibilities to be discussed in greater detail in the years to come.

Financial Details

The first two years following the purchase (concluded in 2023) are financed by a long-term capital loan (renewable) from the Fonds immobilier FTQ, which will defer interest payments. This delay will allow us to submit grant applications to the Ministère de la Culture et des Communications (MCC) and Heritage Canada (PC). These will be used to renovate the building and cover the mortgage for co-ownership. At most, the MCC covers 80% of the renovations and the mortgage, PC 10%, and the final 10% is up to us to pay.

The cost of the space is estimated at **18,75\$/sq.ft.** without improvements to the building, which will have to be covered by grants. Two options were studied: The first is to become co-owners - wherein the purchase and rental improvements are eligible for grants, or to be long-term tenants – wherein only the renovations are eligible for subsidies. However, if we don't receive the MCC grant, the cost increases to **22\$/sq.ft.**

At the moment, articule pays **26.51\$/sq.ft.** Therefore, we have the financial capacity even for the worst-case scenario of cost. At 6282 St Hubert, articule has less than 2100 sq.ft., but we estimate that we'll need 2250 sq.ft. if we move to 4001 Berri, which gives us more needed space for our archives and gallery. With the mutualization plan, we will also need to add another ~500 feet or so to account for all the shared spaces (mentioned in the mutualization section above).

All these figures mean that with the \$22/sq.ft. rate, we'll pay either \$900 less than our current monthly rent if we do not participate in the mutualized spaces, or \$400 more per month if we want access to the mutualized spaces. However, our property and school taxes will also increase, as will our insurance costs.

Condition of the Building

The following inspections were carried out:

- Building-wide inspection and report by Pierre Leclerc of Groupe Leclerc Architecture.
- Building structure inspection and report by François Goulet, structural engineer.
- Completion of a Phase I environmental study and Phase II environmental study by Groupe C. Laganière.
- In addition, the willingness of the Arrondissement du Plateau Mont-Royal to amend the zoning (PPCMOI) in order to guarantee the use of the building by artists' organizations was confirmed.

The mortgage loan granted by the FTQ covers both the purchase of the building and the most basic and essential renovation work required to make the building safe and compliant with modern building standards. All additional renovation work must be covered in grants submitted to MCC and Canadian Heritage.

Calendar for the 4001 Berri Moving Project

OCT. 2023

- *ACQUISITION OF 3995-4001 BERRI*
- *SEARCH FOR PARTNERS (TENANTS OR CO-OWNERS)*

NOV. 2023

- *MARKET STUDY AND MUTUALISATION PLAN*

APR. 2024

- *APPLICATION FOR MCC AND HERITAGE CANADA GRANTS*
- *PREPARATION OF FUNCTIONAL AND TECHNICAL PLANS*

JUN. 2024

- *APPROACHING GOVERNMENTAL AND DEPARTMENTAL OFFICIALS (ONGOING)*

DÉC. 2025

- *CONFIRMATION OF RESULTS OF THE MCC GRANT*

JAN. 2026

- *PREPARATION OF RENOVATION PLANS*

JAN. 2027

- *FINANCING AGREEMENT BETWEEN MCC AND HERITAGE CANADA*
- *PUBLIC ANNOUNCEMENT OF THE ACQUISITION AND DEVELOPMENT PLANS*

AVR. 2027 - AVR. 2029

- *RENOVATION WORK*

AVR. 2030

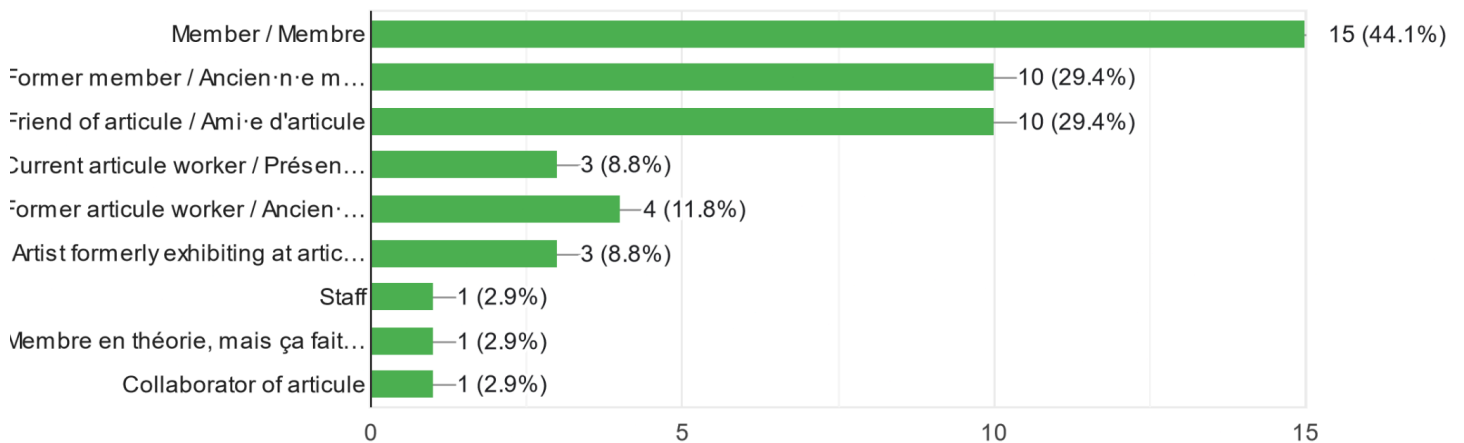
- *OFFICIAL OPENING*

Survey

In early December 2023, after re-awakening the Rainbow Committee, we were ready to present all of our research and understandings to the membership, which we chose to start in the form of a short summary on the project and a survey to gauge the membership's opinion on moving to the 4001 Berri location. 34 people responded to the survey, and here are the results.

Your relationship with article (you may select multiple answers) / Votre relation avec article (vous pouvez choisir plusieurs réponses)

34 responses



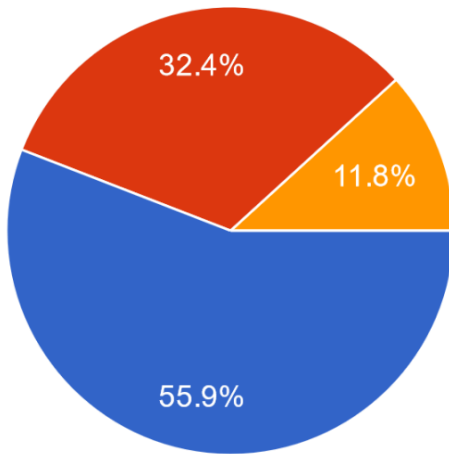
Your place of residence / Votre lieu de résidence

34 responses



Are you familiar with the 4001 Berri building which is currently home to OBORO, GIV, and Ada X?

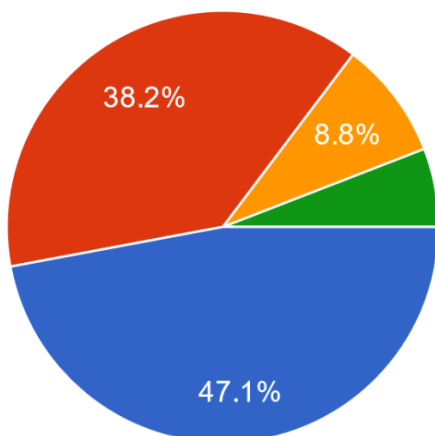
Connaissez-vous l'immeuble 4001 Berri qui regroupe actuellement OBORO, le GIV et Ada X ?



- Yes, very familiar / Oui, très familier·ère
- Yes, somewhat familiar / Relativement familier·ère
- No, not at all familiar / Pas du tout familier·ère

On a scale of 1 to 5, how strongly do you agree with the following statement: Moving to a new building within a community of art centres will give articule's members access to opportunities which are positive to articule's mandate and basis of unity.

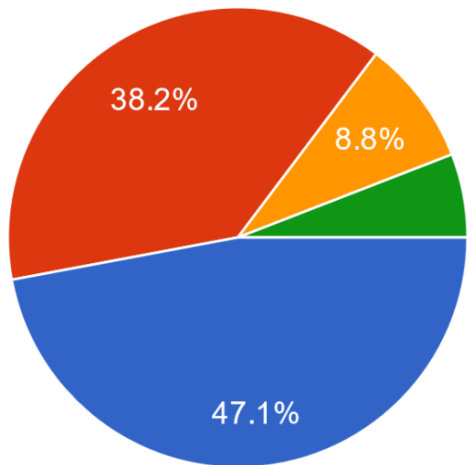
Sur une échelle de 1 à 5, dans quelle mesure êtes-vous d'accord avec l'affirmation suivante : Déménager dans un nouveau bâtiment au sein d'une communauté de centres d'art permettra aux membres d'article d'accéder à des opportunités positives par rapport au mandat d'article et à la base de l'unité.



- 5 - Strongly agree / Tout à fait d'accord
- 4 - Agree / D'accord
- 3 - Neutral / Neutre
- 2 - Disagree / Pas d'accord
- 1 - Strongly Disagree / Pas du tout d'accord

On a scale of 1 to 5, how strongly do you agree with the following statement: Moving to a new building within a community of art centres will give articule's members access to opportunities which are positive to articule's mandate and basis of unity.

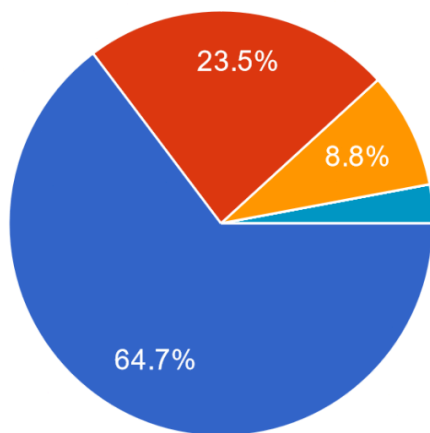
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- 5 - Strongly agree / Tout à fait d'accord
- 4 - Agree / D'accord
- 3 - Neutral / Neutre
- 2 - Disagree / Pas d'accord
- 1 - Strongly Disagree / Pas du tout d'accord

How do you feel about articule moving to the 4001 Berri building in 2029 and becoming co-owners with OBORO, Ada X, GIV, and other organisations?

Que pensez-vous de la possibilité pour articule de s'installer au 4001 Berri en 2029 et de devenir copropriétaire avec OBORO, Ada X, le GIV et d'autres organisations ?



- I am in favour of the project. / Je suis en faveur du projet
- I am somewhat in favour of the project and would like additional information. /J...
- I am mostly not in favour of the project, but I am open to being convinced. / Je...
- I am not in favour of the project. / Je ne suis pas favorable à ce projet.
- I don't understand what the 4001 Berri...
- I am not interested in participating in th...

How much do you value articule directing resources toward long-term ownership of a building?

Quelle importance accordez-vous à ce qu'articule oriente ses ressources vers l'acquisition d'un bâtiment pour le long terme ?

- ★ “I believe it is crucially important for the long-term sustainability of arts organizations that they own or co-own their spaces of operation.”
- ★ “Cela garantit une stabilité et une pérennité qui sont essentielles pour assurer le développement et la continuité d'articule.”
- ★ “Je pense qu'il est important de pérenniser les lieux culturels et d'améliorer leurs accessibilité.”
- ★ “I think it's an excellent strategic decision. So many people and groups are getting displaced within the housing crisis. It makes sense to secure a place in the long-term.”

If articule were to permanently own a space located at 4001 Berri, would that make articule's location less or more accessible to you?

Si articule devenait propriétaire d'un espace situé au 4001 Berri, l'emplacement d'articule serait-il moins ou plus accessible pour vous ?

- ★ Most respondents said it does not make a great difference in distance. // La plupart des répondants ont dit que ça ne fait pas une grande différence.
- ★ “You are missing the point as to what accessible means. 4001 Berri has no elevator and is not accessible to those with reduced mobility.”

Other questions, concerns, and comments.

Autres questions, préoccupations, et commentaires.

- ★ “As much as this is a good idea, I just hope that Articule will keep prioritizing making space for BIPOC. The other artist-run centres (Ada X and Oboro) strike me as kind of white or white-adjacent. Like, i don't really fuck with them like that, but I hope it won't bleed into Articule's vibe.”
- ★ “articule used to be in that space years ago from what I recall, so it's touching and a little funny that it'll end up back there again. I'm in favour of articule purchasing a space as that's been a major goal for many years, however I'm not sure 4001 Berri is the ideal space. Purchasing is a major move and it seems like the 4001 Berri project with the other ARCs is a realistic opportunity that can bring that dream to reality. So perhaps that outweighs my thoughts about the space itself”
- ★ “Is articule a neighbourhood-based centre? With deep roots in its present location? What is the relationship of articule to place?”