



## Staff Report

---

**Report To:** Council Meeting  
**From:** Magda Badura, CAO/Treasurer  
**Date:** 2023-05-11  
**Subject:** 2023 Old Town Hall Insurance Premiums

---

### **Recommendation:**

That West Elgin Council hereby receives the report from M. Badura, CAO/Treasurer and That West Elgin Council chooses one of the following options:

#### Option 1

Amend coverage to an Actual Cash Value basis of settlement of \$1,205,800, subject to a minimum \$10,000 deductible (limit estimated by the risk management services), which will increase the annual premium by an additional \$11,530.

#### Option 2:

Amend coverage to Demolition and Debris Removal Endorsement for a limit of \$136,500 subject to a minimum \$10,000 deductible (limit estimated by the risk management services) = \$ 2,152 Annual Return Premium

### **Background:**

Insurance premiums for a building can change when the building is vacant because the risks associated with a vacant building are different from those associated with an occupied building. When a building is vacant, it is more vulnerable to risks such as vandalism, theft, and damage from natural disasters like fires or water damage. There is also a higher risk of undetected damage, as there are no occupants to notice or report any problems that may arise.

On April 15, 2023 the insurance company was notified of the vacant building and therefore an increase in premiums for a vacant building was presented to staff with two options to choose from.

### **Financial Implications:**

Cost of additional premium was not included in 2023 Budget. If Option #1 is selected the estimated amount of \$11,500.00 will need to be transferred from Building Reserves.

### **Policies/Legislation:**

Respectfully submitted by,

*Magda Badura, CAO/Treasurer*

## Report Approval Details

Document Title:	2023 Old Town Hall Insurance Premiums - 2023-22- Administration/ Finance.docx
Attachments:	
Final Approval Date:	May 8, 2023

This report was approved and signed as outlined below:

Heather Bouw