

**Minutes of the Arena Committee Meeting  
Held Wednesday, October 25, 2017**

**Present:**

Councillor King, Committee Chair  
Councillor Vaillancourt, Committee Member  
Councillor Mayne, Committee Member  
Mayor McDonald, Committee Member  
Keith Robicheau, Chief Administrative Officer  
John Severino, Managing Director Community Services  
Margaret Karpenko, Chief Financial Officer  
David Jackowski, Facilities Manager  
Paula McCloskey, Senior Manager Parks and Recreation  
Melinda Fry, Manager of Sports and Events

**Regrets:**

Councillor Shogren, Committee Member

Special Arena Committee Chair, Councillor King, called the meeting to order at 7:50 a.m.

1. Introductory Remarks:
  - The Chair has advised that at the Arena Committee meeting to be held on November 1<sup>st</sup> at noon individuals will be given the opportunity to make a presentation to the Arena Committee regarding the arena process and/or unsolicited offers regarding land acquisitions or shared services.
  - Individuals will need to register with the City Clerk on or before noon on October 31<sup>st</sup>.
2. Adoption of the Agenda:
  - The Agenda was adopted as presented.
3. Minutes:
  - The Minutes of the October 11, 2017 meeting were approved and will be presented to Council on October 31, 2017.
4. New Timelines: (Copy of presentation provided)
  - The Terms of Reference will remain the same.
  - The Guiding Principles will remain the same.
  - Council has extended the Committee's deadline for a report from October 31<sup>st</sup> to December 31<sup>st</sup>, 2017.
  - The following Key Phases were presented:
    - Preliminary Consultation and Site Selection - December 2017
    - Design Phase – January – September 2018
    - Tender Phase – October 2018 - January 2019
    - Construction Phase – Spring 2019 – August 2020
5. Site Selection Criteria Review:
  - The criteria will form the bases on how the Committee will recommend the location to Council.
  - The expansion potential is that for 2 or 4 pads?
    - It could potentially be for 3 or 5 but could also include other multi-use purposes.
  - It is a welcome signal to receive a higher than anticipated number of site proposals coming forward from the private and public sector.
  - The Arena Committee has been open to unsolicited proposals.
  - It is timely for the Committee to review the site selection and other relevant criteria contained in the Terms of Reference at the meeting today. In addition, it is the opportunity to identify that there are also some constraints the Committee will need to bear in mind in looking at the site proposals.

- The constraints in relation to budget estimates and timelines will need to be addressed.
  - The preliminary capital cost estimates and current project schedule are based on:
    - No land acquisition costs and limited time for negotiating terms and conditions of purchase and sale or transfer.
    - Limited servicing costs since all services and utilities are already available at the property line of the identified sites.
    - Minimal time requirements for permits and approvals relating to planning and zoning and environmental requirements.
  - These conditions should be made clear to individuals wishing to make an unsolicited offer to the City for the City to purchase private lands. By providing this information everyone is on the same level playing field.
  - One of the criteria is Community and Economic Development impacts – the return to the community or the impacts to the community. Should this not be broken down into separate categories in relation to the criteria instead of being under one heading of “Local Community and Economic Development Impacts”?
    - That item does not deal with just costs but was intended to deal with spin-offs and other benefits.
  - Should the potential revenue streams be part of the criteria?
    - If it is the wish of the Committee the “Local Community and Economic Development Impacts” could be broken down further to include Revenue – Other Types.
6. Next Steps:
- The next Area Committee Meeting on November 1<sup>st</sup> will be open to the public to make presentations.
  - Anyone wishing to make a presentation must register with the City Clerk by October 31<sup>st</sup> at noon.
  - The meeting will be advertised on the City’s website.
  - Does the Committee expect presentations from individuals to review issues that were previously dealt with MURF at the November 1<sup>st</sup> meeting?
    - No the MURF study already addresses this.
7. Current Arena Operating Financials:
- A high level summary of the current operating/revenues for Pete Palangio Arena and Memorial Gardens was presented.
  - A debate could be had on whether or single pad or a double pad makes more sense- is there more of an advantage to a double pad vs. a single pad?
    - A more detailed analysis would need to be completed to know this. You could use a single pad for base line assumptions and then work with those base line assumptions for a double pad. When looking at double pads that operate in Southern Ontario they usually make a profit but in Northern Ontario this doesn’t hold true.
8. Recommendations to Council:
- No Recommendations made.
9. Other:
- The Geotechnical has been completed and a report will be coming to this Committee within the next two weeks.
  - How long has it taken to complete the geotechnical work?
    - It has taken five weeks to complete the geotechnical work. Some of this was due to machinery breaking down.
  - How close to the floodplain would it be at the Memorial Gardens site?
    - 10 metres from the 100 year floodplain.

10. Next Meeting Date: Wednesday, November 1, 2017 at 12 noon.

Meeting adjourned at 8:50 a.m.

---

Councillor Mark King  
Chair Arena Committee

w:\clerk\rms\c04\2017\arena committee\minutes\minutes - october 25, 2017.docx

---

Karen McIsaac  
City Clerk