

**Minutes of the Arena Committee Meeting
Held Wednesday, November 1, 2017**

Present:

Councillor King, Committee Chair
Councillor Vaillancourt, Committee Member
Councillor Mayne, Committee Member
Councillor Shogren, Committee Member
Mayor McDonald, Committee Member
Councillor Anthony
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

Special Arena Committee Chair, Councillor King, called the meeting to order at 12:00 noon.

1. Chair Introductory Remarks:
 - The Chair advised all the individuals that were scheduled to make a presentation of the purpose of the meeting and that the Committee is in the preliminary information gathering process and advised that this was an opportunity to address the Committee and that the Committee is not tied to any bidding or evaluation or selection process. The Committee would not be evaluating nor making any commitment to evaluate the information or ideas being presented. Each presenter will be given 10 minutes for their presentation and then members of the Committee will be able to ask questions of the presenters.
2. Adoption of the Agenda:
 - The Agenda was adopted as presented.
3. Public Presentations:
 - (i) Brian Doherty: (copy of presentation provided)
 - Mr. Doherty took the Committee through his presentation.
 - The commercial sector has shuffled to the north end of the City so how does the Council address that economic loss in the south area?
 - It should be what location has the opportunity to serve more individuals.
 - (ii) Near North District School Board – David Thompson (copy of presentation provided)
 - Mr. Thompson took the Committee through his presentation.
 - The School Board's practice is to sell vacant schools at fair market value. Would the Board be giving the City these lands?
 - Cannot answer that question. The past history is that the Board sells the vacant property at fair market value. This is a different and unique opportunity therefore this would be open to negotiation.
 - Would there be room for expansion on this property if the City decided to go to four pads?
 - Yes.
 - The green space towards the lake is that owned by the School Board?
 - Not sure.
 - In the early 2000's a joint-use agreement was presented to the School Boards and the Near North District School Board is the only Board that has never signed the joint-agreement. Could you please explain why?
 - That was the will of the Trustees at that time.

- You have stated that in the next 5 to 10 years that the City will probably see one school. So if the arena is built at West Ferris does West Ferris become the "Super School".
 - Trustees have identified Chippewa as the proposed site for the "Super School". This could become a great Community Hub and also provides the potential to maintain a community centre in West Ferris.
 - There are four other school boards within the City – so if Council chose this site would that not be showing favouritism to one Board? How do you answer that question?
 - The Town of Mattawa's joint venture with the Board regarding the Library hasn't created any negative feedback. The Board could potentially sever the property thereby alleviating the problem.
- (iii) Pinewood Park Drive Inc. – Renzo Silveri and Jesse Short
- This would be a partnership between Pinewood Park Drive Inc. and the City of North Bay.
 - Pinewood Park Drive Inc. is providing 8 acres of free raw land to the City.
 - The servicing costs for this site would be approximately \$500,000.00. The water and sewer lines could be brought in along the rail bed.
 - Services to Omischl would be higher than \$500,000.00.
 - This site would have excellent highway exposure.
 - There is also space for expansion if the City did decide to go to four pads.
 - The commercial component could potentially have a hotel, grocery store, drug store, etc.
 - The City could realize \$600,000.00 in new taxes for the commercial component.
 - The City could realize a profit from a double pad – same as Southern Ontario already does.
 - Engineering has estimated the costs to bring the services to the property to be 4 million dollars – why do you think it would only be \$500,000.00?
 - Instead of going through municipal property the services could go along the rail bed. The City had indicated a 40" sewer line when only a 15" line to service this area.
 - Would you commit to build the arena right away or would you wait until you have commitments to build the commercial development?
 - If the City chooses your sight are you committing to a 50 million project on your site?
 - The Committee was reminded that they are only receiving presentations and this is not to be a competitive bidding process.
- (iv) Nipissing University – David Drenth (copy of presentation provided)
- Mr. Drenth went through his presentation.
 - Similar to the questions to the School Board are you looking to recover market value?
 - That could be negotiated, such as a trade-off for ice time.
 - Does the university have any access to funding?
 - No more than what the City would have.

4. Next Meeting Date: To Be Determined

Meeting adjourned at 1:10 p.m.

Councillor Mark King
Chair Arena Committee

Karen McIsaac
City Clerk