



M i n u t e s
Of a Meeting of the Event Centre Committee
of the City of Kenora
Wednesday, March 2, 2016 at 5:00 p.m.
Kenora Recreation Centre Upstairs Meeting Room

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With Judy Bain, Vice Chair, Megan Derouard, Andrew Koch, Corey Stacinski, Councillor Rory McMillan, Councillor Dan Reynard, David Nelson, Nelson Architecture Inc., Warren Thompson, Stantec

Staff Heather Kasprick, City Clerk, Colleen Neil, Recreation Manager, Kerri Holder, Administrative Assistant

Regrets Patrick Lessard, Chris Van Wallegem

1. Call to Order

Judy called meeting to order at 5:00 p.m.

2. Declaration of Pecuniary Interest and the General Nature Thereof

There were none declared.

3. Confirmation of Minutes

Moved by C. Stancinski, seconded by A. Koch and Carried -

That the Minutes of the Event Centre Committee meeting held February 2, 2016 be confirmed as written and filed.

4. Review Business Case

Moved by D. Reynard, seconded by A. Koch and Carried -

To accept the Business Case plan as presented with changes and edits as discussed.

Discussion:

The Committee was provided with copies of the full report, an executive summary and the presentation. Warren led the discussion, looking for the group's approval on the final version. He explained the reasons for the hold up on the

final document. There were some inconsistencies that needed to be corrected before handing over the document to the Committee. Both Warren and David indicated they are comfortable with what is being presented now, in terms of the fees, sizing and components, and the timing of the final report. The report represents all that was talked about with the Committee, the community, and the process taken so far.

Colleen asked about the operating piece of the plan; how can the City operate this new facility. Warren indicated the report addresses operating impacts looking at the synergies and efficiencies of an integrated facility with added services on three levels of growth – low, moderate or high. Each level looks at recovery cost targets with additional staff and utilization concepts, and the operating deficits. It is expected that this project will take on the moderate growth level. The taxation impact as a result of this facility investment for the community was discussed, which will vary for each growth level. The moderate level will see approximately \$7 per month added to what is being leveraged from the tax base now. There was a question about the current operating deficit. It was thought that the new facility will offer a lower deficit than the current rate over time. There was lengthy discussion about debt financing options and processes in terms of City financing most suitable to this project.

5. Presentation to Council Format

Stantec-Nelson team will be presenting the final business case to Council on April 12th at 5:00 p.m. It was suggested to provide a refined edition of the plan to Council and staff two weeks before the presentation date. It was noted that the public is welcome to attend to hear the information presented. There was discussion on the format of the presentation, the order of the speakers involved and the various topics to be touched on. It was suggested to invite community representatives to speak on the value of the facility and support for the project. Colleen will contact additional speakers.

It was thought that the focus should be on expanding sport and recreation for all demographics in addition to cultural opportunities. Warren spoke about how this relates to several elements of the City's strategic plan. Evidence of job creation from the spin-off of this type of facility was suggested as an addition to the report.

There was a brief discussion on what it takes to make an efficient presentation to Council. Preparing for the questions from Council was emphasized. Staff costs, ice use and availability will likely be asked about. There was discussion around

the utilization of the ice surfaces and it was noted that this information should easily be found within the report. It was remarked that the main focus is not whether the facility is needed but rather how can the City afford this new facility. There was discussion about the investment and affordability of the project. There was a question about the revenues listed in the report and that the financial perspective will have to be solid. Warren explained how the numbers came from evaluation of the programs and services and referred to the assumptions list in the report. Core of the revenues are driven by programming and incremental additional revenues are from the other productions and events. The revenues also include those from rental and retail spaces. The site plan information which includes the parking strategy, as well as additional projects around the baseball diamond and boat launches that will need Council support, should be included in the presentation.

6. Communications and/or Announcements

There were none.

7. Next Meeting

- Presentation to Council - April 12, 2016 at 5 p.m.

8. Adjourn Meeting

The meeting was adjourned at 6:28 p.m.