



ACTION

Kenora Event Centre Committee Discussion Notes

Thursday, October 31, 2013
12:00 p.m.

Kenora Recreation Centre Upstairs Meeting Room

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- PRESENT:** Chris Van Walleghem, Co-Chair
Rory McMillan, Councilor
Laci Dingwall
Ruth Illman
Colleen Neil, Recreation Manager
Megan Derouard, Recreation Programmer
Kerri Holder, Administrative Assistant
- REGRETS:** Judy Bain
Mike Dietsch, Co-Chair
- GUESTS:** David Nelson, Nelson Architecture Inc.
Jeff Penner, Stantec Sports Studio

1. Purpose of the Meeting

This special meeting was called to meet with David Nelson and Jeff Penner about their proposal and methodologies. It was also an opportunity to discuss the strategies, visions and goals of the Committee, as well as review the work done by the Committee to date.

Introductions were made and Colleen gave a background summary for each Committee member so David and Jeff could become familiar with the group's strengths. It was noted that there is a good balance of the architectural expertise and business development with those involved and that the Committee is reality focused.

Jeff clarified the graphic methodologies and details of their proposed plan. Referring to the four phase descriptions of the proposal, there was discussion about the end dates and the flexibility of that time line. Jeff thought the core of work will be done before Christmas however they do not want to hurry.

It was noted that once a concept design has been drafted, there is a need to have a public open house to review the draft. David and Jeff indicated that they are happy to be involved with an open house to answer questions. It was noted that not only is the public open house an important stage, but so is seeking Council's continued support. Jeff and David are also willing to assist with presentations to Council when the time comes.

There was discussion about when to meet with Warren Thompson, Stantech's project manager and feasibility lead. Warren will be more involved with first phase, which is strategic review.

Colleen indicated that user groups still needed to be consulted and now is the right time to coordinate a meeting. All agreed that it would be better to meet earlier than indicated on the plan. Jeff will adjust the date for this. Colleen to e-mail user groups to set up meeting dates for the week of November 13 and before November 29. It was suggested that two hours with each group would be sufficient.

It was determined that there are three main user groups:
Primary users – revenue generating groups already scheduled and using facility
Secondary users – potential groups that may not be able to use facility now due to space or schedule
Other – ice users and non-ice users, single groups and individual users

Megan to provide list of user groups to Jeff.

It was confirmed that the intent of this project is not to compete with businesses within our community but rather to address the need for a facility with seating capacity of 300 or more. There are other existing facilities addressing needs of smaller groups or events. It was noted that a survey done with the Chamber of Commerce members was done regarding this project and 82% were in favour.

There was discussion about funding the project. Warren will work with funding and Jeff confirmed that Warren has a sound understanding on Ontario funding possibilities as they have offices in Ontario. There was discussion about partnership funding also. It was noted that the traditional funding options have been exhausted and this project has to be funded differently.

It was mentioned that Council has passed a resolution in support of the Casino development which included a multiuse facility. Kerri to attach the resolution with the Minutes for Jeff and David's reference.

It was suggested that it may be the right time to invite Jennifer Findlay and Charlotte Caron to the Committee meetings to provide updates on other developments.

It was further suggested that representatives from both Stantec and Nelson attend future meetings. It was agreed that David would be the representative for the Stantec-Nelson team as schedules and travel time may not permit Jeff and Warren to attend. Kerri to send Minutes to Stantec and Nelson Architect on a forward basis.

David requested copies of the public consultation results, the 10 year plan and the tourism strategy. Also requested geo tech study, previous site study, and any other relevant studies done to date. It was noted that an environmental assessment has not been completed at this point. This information will provide background for the plan and also be useful to prepare for the discussions with the user groups.

C. Neil

M. Derouard

K. Holder

K. Holder

David also requested a Letter of Intent accepting the RFP detailing the amount of contract awarded. Once this is received, a contract will be prepared by them.

Colleen invited the Committee members to attend a Roger Brooks branding webinar on November 7th. The webinar is focusing on tourism development projects and it was noted that sport tourism is important to this project.

Laci left at 1:04 p.m.

There was discussion about the Committee's vision of the new facility. A second ice surface, concert hall and convention centre were all mentioned and a comparison of a concert hall versus an arena for non-sporting events was done. Meeting rooms, banquet hall and break out rooms were mentioned also. These additions could be part of the existing structure or become part of a community campus. It was thought that the community campus could include other buildings, docking and walkways. It was agreed that performing arts fit in well with the project as well as the other recreation pieces. This could be a multi-use facility with areas that transform to accommodate all types of events.

The ideal capacity was thought to be around 2,000 seats plus standing room. Currently sport events entertain approximately 1,500. It was mentioned that the current facility does not work well for large sport tourism events and there may be other reasons for shows or events not stopping here. It was thought that 3,000 seats are required to hold concerts. It was indicated that the performing arts group completed a study previously supporting a 450-500 seat facility.

All agreed this expansion would include a restaurant however fast food service/chain was not preferred. It was noted the City is not interested in being a food & beverage provider. There was discussion about having a licensed establishment and policies around serving alcohol at various events and at different levels of hockey. There was further discussion about providing the opportunity for the private sector to be included through food and beverage, as well as sport retail outlets and other rental spaces.

It was noted that parking will be an obstacle to this project, as well as efficient movement of people in and out and around the building or buildings. There was discussion about the entrance ways and ease of access to the facility. The possibility of a separate entrance for athletes was touched on also. It was noted that working with the non-programmable space such as equipment storage and atrium space, will be challenging.

All were thanked for attending the meeting.

The meeting was adjourned at 1:44 p.m.