



Minutes

**Of a Meeting of the Event Centre Committee
of the City of Kenora
Tuesday, December 17, 2015
5:00 p.m.**

Kenora Recreation Centre Upstairs Meeting Room

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**Present:** Chris Van, Dan Reynard, Rory McMillan, Warren Thompson, David Nelson, Judy Bain, Colleen Neil, Patrick Lessard, Andrew Koch, Megan Derouard, Heather Kasprick (arrived at 5:55 p.m.)

**Regrets:** Cory Stacinski

### **1. Call to Order**

Chris called meeting to order at 5:05 p.m.

### **2. Declaration of Pecuniary Interest and the General Nature Thereof**

There were none declared.

### **3. Confirmation of Minutes**

**Moved by A. Koch, Seconded by J. Bain and Carried -**

That the Minutes of the Event Centre Committee meeting held October 13, 2015 be confirmed as written and filed.

### **4. Stantec-Nelson Presentation on Plans**

It was noted that the living document presented is a living document and is still on going and optimizing the development. Class D from cost consultant, Class C will be giving in final report. A New York firm will be quantifying how to handle the methane utilization.

The draft document was distributed to the committee members. The changes that caused the delays were: Methane, Site Issues, Options and Alternatives, Capacity Requirements, Quantity Surveyor Report – Cut to a “D” we want at “C”, Accurate and full project costs.

The Project Definition Report still requires costing to be firmed up. Financing and funding still need to be determined.

With regards to the geothermal, there is some good news and some bad news associated with this. The methane will need to be extracted through gas flaring and unfortunately there is an additional cost associated with this. There is stability issues due to a landfill site and cost associated with this. 30 feet down to bedrock- therefore 100's of piles will be required.

With regards to the parking the tennis courts will remain with ballfields needing to be relocated. The boat docking vs boat ramp will need to be a discussion for Council. The site supports docking but perhaps not launching. Peak times required crush space and therefore access points need to be enhanced to accommodate access and egress. The east-side "lane" will need to be better defined.

The northwest corner of the site poses an opportunity for private development. This is an add-on but not part of the city's responsibility for this project.

The group discussed the Seven Generations new Event Centre and Colleen and Chris will meet with Wayne Zimmer December 18<sup>th</sup> to gain a better understanding by both groups project. The main purpose will be to establish a network to gain knowledge on how can we support and complement each other.

The Design: Access and site conditions, multi-use component phasing due to costs, shared core facility space has impact on what we can do for phasing.

The arena will host 1700 seats. This meets the RBC Cup specs and addresses the VIP seating scenarios. There are revenue opportunities within the design and programing opportunities for the multi-use space. There are revenue opportunities for the caterer's kitchen.

Every year that passes, the cost for this project will increase \$1.5 million for a project of this size. Construction Costs currently sit at \$26,517,728.00 for construction only. Access points still need to be formally resolved.

This completes the design review stage. Next steps are now to complete the business case putting all numbers associated with program within the approved design.

The circulated report is meant to be a working document and not meant to be shared with those beyond the committee as it first needs to be provided to Council prior to it being released to the public.

The draft of the business plan will go to the committee by the third week of January to review. The Steering Committee Meeting for end of January- Monday January 25<sup>th</sup> at 5:00

Set next available date for Council in February – Heather K will determine

5. Next Steps - Presentation to Council- Heather Kasprick will recommend at date (possibly the 8<sup>th</sup> or 10<sup>th</sup> of February)

6. Communications and/or Announcements

Chris and Colleen to meet with Seven Generations Dec 18 @ 8:00 am

Meeting to be scheduled with Bob Nault - TBA

## **7. Next Meeting**

➤ January 25, 2016 @ 5:00 p.m.

## **8. Adjourn Meeting**

The meeting was adjourned at 6:30 p.m.