

AT REGINA, SASKATCHEWAN, WEDNESDAY, OCTOBER 16, 2019

AT A MEETING OF EXECUTIVE COMMITTEE

HELD IN PUBLIC SESSION

AT 11:45 AM

**These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.**

Present: Councillor Andrew Stevens, in the Chair  
Mayor Michael Fougere  
Councillor Lori Bresciani  
Councillor John Findura  
Councillor Jerry Flegel  
Councillor Bob Hawkins  
Councillor Jason Mancinelli  
Councillor Joel Murray  
Councillor Barbara Young

Regrets: Councillor Sharron Bryce  
Councillor Mike O'Donnell

Also in Attendance: A/City Clerk, Amber Ackerman  
Council Officer, Ashley Thompson  
City Manager, Chris Holden  
A/City Solicitor, Cheryl Willoughby  
Exec. Dir., Citizen Experience, Innovation & Performance, Louise Folk  
Exec. Dir., Financial Strategy & Sustainability, Barry Lacey  
Exec. Dir., City Planning & Community Development, Diana Hawryluk  
Exec. Dir., Citizen Services, Kim Onrait  
Director, Assessment & Taxation, Deborah Bryden  
Director, Citizen Experience, Jill Sveinson

APPROVAL OF PUBLIC AGENDA

**Councillor Jason Mancinelli moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.**

ADOPTION OF MINUTES

**Councillor Bob Hawkins moved, AND IT WAS RESOLVED, that the minutes for the meeting held on September 18, 2019 be adopted, as circulated.**

TABLED REPORTS

EX19-32 Tax Policy - Relative Share of Taxes

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**Recommendation**

1. That this report be received and filed.
2. That item CM18-15 be removed from the list of outstanding items.

The following addressed the Committee:

- John Hopkins, representing The Regina Chamber of Commerce and Sarah Tkachuk, representing KPMG LLP Regina.
- Jim Elliot

**Mayor Michael Fougere moved, AND IT WAS RESOLVED, that this report be received and filed.**

ADMINISTRATION REPORTS

EX19-33 Solar Project - Dream Request

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**Recommendation**

1. That notwithstanding section 4.8 of the *Administration and Calculation Servicing Agreement Fees and Development Levy Policy*, the request that the Solar Project development described in this report be exempt from the payment of the transportation, parks and recreation and administration portions of the Servicing Agreement Fees (SAFs) at the time of subdivision be approved including such exemption on the following conditions:
  - a. The 10MW Solar Project is awarded by SaskPower to Company A on the land owned by Dream Asset Management Corporation (Dream) as described in this report;
  - b. An application for subdivision with respect to the lands to be used for the Solar Project is submitted to the City, and such application complies with all applicable requirements and development standards other than the payment of SAFs;
  - c. At the time of any subsequent application for new development on the lands used for the Solar Project, the land owner shall pay SAFs and or development levies (as the case may be) equal to those portions exempted at the rates in effect at the time of the subsequent development, not the rates in effect at the time of subdivision; and

- d. The City shall register an interest against the title(s) of the subject lands in the ISC Land Registry at the time of subdivision identifying the outstanding payment owing to the City and the obligation of the landowner to make payment to the City prior to obtaining any future development permit or certificate of approval.
2. That conditional support be provided for a property tax exemption as described in Option 2 in this report for five years to Dream Asset Management Corporation for the portion of the land located at 4800 E Dewdney Ave, tax account number 10268981, as described on the assessment roll as Plan: 101396853 Block: B; NE 26-17-19-2 required for the proposed solar project.
  3. That the Executive Director, Community Planning and Development be delegated authority to finalize the terms of a servicing agreement as outlined in this report.
  4. That the specific tax exemption as described in Option 2 in this report come forward to a future Executive Committee and Council meeting for approval once the following conditions are met:
    - a. The 10MW Solar Project is awarded by SaskPower to Company A on a portion of the land owned by Dream Asset Management Corporation (Dream) as described in this report; and
    - b. That the construction of the of the solar project as awarded to Company A by SaskPower is complete on the land owned by Dream and as described in this report.
  5. That City Council request Economic Development Regina (EDR) to work with City Administration to begin steps to develop a policy that would provide guidelines for future requests for economic development support within the City of Regina.
  6. That this report be forwarded to the October 28, 2019 City Council meeting for approval.

Lyle Weichel, representing WestSource and Kruger Energy Inc., made a power-point presentation to the Committee. A copy of the presentation is on file in the Office of the City Clerk.

#### RECESS

Pursuant to the provisions of Section 34 (13.1) of City Council's Procedure Bylaw No. 9004, a 15 minute recess was called.

The Committee recessed at 2:05 p.m.

The Committee reconvened at 2:20 p.m.

(The meeting reconvened in the absence of Mayor Fougere and Councillors Mancinelli and Murray)

(Mayor Fougere and Councillors Mancinelli and Murray returned to the meeting)

The following addressed the Committee:

- John Lee, representing Economic Development Regina

(Councillor Findura left the meeting.)

- Jim Elliot

**Councillor Bob Hawkins moved:**

- 1. That notwithstanding section 4.8 of the Administration and Calculation Servicing Agreement Fees and Development Levy Policy, the request that the Solar Project development described in this report be exempt from the payment of the transportation, parks and recreation and administration portions of the Servicing Agreement Fees (SAFs) at the time of subdivision be approved including such exemption on the following conditions:**
  - a. The 10MW Solar Project is awarded by SaskPower to Company A on the land owned by Dream Asset Management Corporation (Dream) as described in this report;**
  - b. An application for subdivision with respect to the lands to be used for the Solar Project is submitted to the City, and such application complies with all applicable requirements and development standards other than the payment of SAFs;**
  - c. At the time of any subsequent application for new development on the lands used for the Solar Project, the land owner shall pay SAFs and or development levies (as the case may be) equal to those portions exempted at the rates in effect at the time of the subsequent development, not the rates in effect at the time of subdivision; and**
  - d. The City shall register an interest against the title(s) of the subject lands in the ISC Land Registry at the time of subdivision identifying the outstanding payment owing to the City and the obligation of the landowner to make payment to the City prior to obtaining any future development permit or certificate of approval.**
- 3. That the Executive Director, Community Planning and Development be delegated authority to finalize the terms of a servicing agreement as outlined in this report.**

5. **That City Council request Economic Development Regina (EDR) to work with City Administration to begin steps to develop a policy that would provide guidelines for future requests for economic development support within the City of Regina.**
6. **That this report be forwarded to the October 28, 2019 City Council meeting for approval.**

**The motion was put and declared LOST.**

**Councillor Jason Mancinelli moved, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.**

RESOLUTION FOR PRIVATE SESSION

**Councillor Joel Murray moved, AND IT WAS RESOLVED, that in the interest of the public, the remainder items on the agenda be considered in private.**

RECESS

**Councillor Joel Murray moved, AND IT WAS RESOLVED, that the Committee recess for five minutes.**

**The Committee recessed at 3:45 p.m.**

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Chairperson

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Secretary