



Regina Minor Football Canteen License

Date	February 23, 2022
To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Land, Real Estate & Facilities
Item No.	EX22-17

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve the City of Regina entering into an agreement for the license of a portion of the City-owned property located at Douglas Park and Leibel Field (3025 McDonald Street) as outlined on the attached Appendix A to Regina Minor Football 2000 Inc., consistent with the terms and conditions stated in this report.
2. Delegate authority to the Executive Director, Financial Strategy & Sustainability or their designate, to negotiate any other commercially relevant terms and conditions, as well as any amendments to the Agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the Agreement.
3. Authorize the City Clerk to execute the Agreement upon review and approval by the City Solicitor.
4. Approve these recommendations at its meeting on March 2, 2022, following the required public notice.

ISSUE

In September 2011, the Regina Minor Football 2000 Inc. (RMF) entered into an agreement with the City of Regina (City) to construct a building at Leibel Field that was to be used for a canteen and

storage. RMF was subsequently granted a License Agreement to have the building remain on the lands so that they could operate the canteen. As this agreement expired on October 31, 2021, the RMF has requested a new 10-year license agreement to continue to utilize City property for the placement and operation of the facility.

When considering agreements that provide an interest in City-owned property, standard procedure for Administration is to ensure that the property is made publicly available and the agreement is at market value. In this case, the space is being provided without a public offering and at less than fair market value, which requires City Council approval. It is recommended that City Council approve the City entering into a license agreement with the RMF for this space.

IMPACTS

Financial Impacts

As per the original Temporary Access and Installation Agreement and subsequent license agreement, RMF retains ownership of the building on the property and is responsible for all maintenance and operational costs. As the City's only interest is in the land, the estimated market value of the property is based solely on the value of the land which would be approximately \$3,000 annually. The license is being recommended at no charge as the operation of the canteen is considered complementary to the operation of Leibel Field.

Policy/Strategic Impacts

The existence of a canteen located at this location aligns with the Official Community Plan (OCP) Section D7: Parks, Recreation and Open Space by contributing to the operation of City recreation in a multifunctional park with strategically placed facilities.

Environmental Impacts

City Council set a community goal for the City of achieving net zero emissions and sourcing of net zero renewable energy by 2050. In support of this goal, City Council asked Administration to provide energy and greenhouse gas implications of recommendations so that City Council can evaluate the climate impacts of its decisions. The recommendations in this report have limited direct impacts on energy consumption and greenhouse gas emissions.

OTHER OPTIONS

Option 1

The City could choose not to provide the license to RMF at no charge and instead charge the bare land market value of \$3,000 annually. This is not recommended as the licensee is a non-profit corporation that uses the proceeds from their operation of the canteen to offset operation costs.

Option 2

The City could choose to not license the operation of the canteen to the RMF. This is not recommended as the building is owned by the RMF. Should the City choose not to approve the license, RMF would be required to remove the building from the property and the City would need to look for a different option to provide this amenity to Douglas Park and Leibel Field.

COMMUNICATIONS

Public notice is required for City Council to approve the lease of City-owned property without public offering and below market value. While this agreement is referred to as a license, it meets the description of a lease and therefore such notice must be given. Notice regarding this proposal has been advertised in accordance with public notice requirements.

The RMF will be informed of any decisions of the Executive Committee and City Council.

DISCUSSION

In 2011, RMF approached the City inquiring about the possibility of building and operating a canteen building at Leibel Field. In September of the same year, RMF and the City entered into an agreement to construct the building by way of an installation and maintenance agreement. RMF was subsequently granted an initial License agreement to operate the building on City property for a term of 10 years. Once the 10-year term was up, RMF and the City discussed the possibility of extending the License agreement to operate the canteen building and both have agreed that it is a vital amenity to the operation of Leibel Field and Douglas Park and that RMF has been an exceptional operator. Should the City choose not to provide a new agreement, administration would need to find a different option to provide this amenity to Douglas Park and Leibel field resulting in additional capital costs to construct a new building.

The RMF is one of the main users of Leibel Field and regularly utilizes the field. They also invested a substantial amount of money into the facility. RMF's head office building is also located in the same area.

Administration is recommending a license for 10 years commencing on November 1, 2021. Administration also recommends that no fee be charged as the City's interest is solely in the land that the building sits on and the use of the building is seen as an auxiliary use of Leibel Field. The license is specific to the right to occupy the lands in order to use, keep and maintain the canteen building. RMF is responsible for all costs and expenses related to the building including all operation and maintenance costs. The building is only to be used as a canteen and other related purposes and storage.

DECISION HISTORY

On October 17, 2011, City Council considered item CR11-120 and approved the current license of the lands on a ten-year term that expired October 31, 2021.

Respectfully submitted,

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Shaun Bzdel, Director, Land, Real Estate & Facilities

1/19/2022



Barry Lacey, Exec. Director, Financial Strategy & Sustainability

1/25/2022

Prepared by: Sherri Hegyi, Real Estate Officer

ATTACHMENTS

Appendix A - Diagram