

Written Submission for Regina Minor Football

Re: CPS 18-3 Regina Minor Football Lease

In 2010 RMF formed a partnership with the RSA, City of Regina, Province of Saskatchewan and the Government of Canada. At that time, we indicated that we wanted to make Leibel Field a Facility that could be used by the citizens of Regina on a daily basis, and also be available for provincial and national events. In 2010, we had a 3 phase plan. Phase 1 was to build an artificial turf field with lights and score clock. Phase 2 was to put up bleachers, a press box, canteen and front entrance. Phase 3 was a building that would have locker rooms, showers, storage area, classrooms and offices.

The artificial surface has allowed the field to be used for over 175 days each year, by many different groups. The bleachers, press box, canteen have been used by RMF, RSA, High School Sports, the Indigenous Games, Provincial High School play-off games and Regina Thunder Football, just to name a few. And now the new building has brought a new perspective to using the Leibel Field Facility. Recently many groups, who use the park, have indicated interest in using the building and we are proud the building was recently included in the bid to host the 2020 Special Olympic Canadian Winter Games.

The Regina Minor Football BOD are committed to completing a project started back in 2010. \$4,000,000 was needed to build a building the City of Regina would eventually own and the citizens of Regina will enjoy for a hundred years. We raised \$1,000,000 and had commitments of \$750,000 to get the building started. When we approached the bank, they indicated it would not be a problem to borrow the remainder that would be owed, and we had a business plan and budget that would finance the building loan over 10 years. There was no mention of security so we started to build the building. As mentioned in the report things have changed and we need a lease to be able to secure the loan.

Presently we have paid close to \$2,000,000 towards the building and have commitments from Regina business men for another \$750,000. We borrowed \$2,000,000 from a friend of RMF to cover money owed until we can get the financing in place.

We are asking City Council to approve the following recommendations put forward in the report submitted by Laurie Shalley and Kim Onrait:

1. That City Council authorize the Executive Director, City Services, to negotiate and approve an addendum to the 2017 Construction and Donation Agreement between Regina Minor Football 2000 Inc. (RMF) and the City to delay the donation of the building to the City for a period of up to 10 years and to permit the RMF to grant an interest in the building to their lender in order to secure financing for the building as further detailed in this report;
2. That City Council authorize the Executive Director, City Services, to negotiate and approve the terms of a Lease Agreement, at less than fair market value, for a period of up to 10 years, between the City and RMF which allows the RMF to:
 - a. keep the building on the City's lands prior to ownership of the building being turned over to the City;
 - b. grant an interest in the lease to their lender in order to secure financing for the building as further detailed in this report; and
 - c. sublease portions of the building to tenants for a fee to be determined by RMF;
3. That City Council authorize the Executive Director, City Services, to negotiate and approve the terms of a long term Operating and Maintenance Agreement as well as a lease for less than fair market value for portions of the building, to take effect upon donation of the building to the City and termination of the lease described in recommendation no. 2 and which includes a provision enabling RMF to sublease portions of the building to tenants for a fee to be determined by RMF;

4. That for a period of ten years or until such time that RMF's loan related to the building is paid off, whichever is sooner, City Council provide an annual operating grant to RMF in the same amount as the municipal portion of the property taxes levied on the lands and building as described in this report and collected from RMF in that year;

5. That the City Clerk be authorized to execute any necessary agreements or documents required to give effect to the above on behalf of the City after review by the City Solicitor.

Submitted by:

Len Antonini
Executive Director
Regina Minor Football 2000 Inc.