



EXECUTIVE COMMITTEE

**Wednesday, January 16, 2013
11:45 AM**

Henry Baker Hall, Main Floor, City Hall



**Revised Public Agenda
Executive Committee
Wednesday, January 16, 2013**

Approval of Public Agenda

Minutes of the meeting held on December 12, 2012.

Administration Reports

EX13-1 Regina Revitalization Initiative Stadium Project - Concept Design Approval

Recommendation

1. That City Council approve the Stadium Concept Design as described in the Concept Design Summary (Appendix A) as the basis for the development of the RFP documentation, and authorize the Administration to proceed into a procurement process for the stadium design and construction.
2. That City Council direct Administration to draft development standards for a stadium as a permitted Exhibition Operation in the Public Service Zone in support of locating the facility at Evraz Place.

EX13-2 RRI - Stadium Project Funding and Financing

Recommendation

1. That the following Funding Model for the Stadium Project be approved:
 - a. A capital commitment of \$278.2 million for the stadium design, construction, land servicing, stadium planning, procurement and project management costs based on a design-build-finance procurement structure be financed from the following funding sources:
 - i. \$100 million City Debt – loan from the Province of Saskatchewan (Province).
 - ii. \$80 million contribution from the Province.
 - iii. \$67.4 million City Debt (as part of a \$100.4 million debt issuance).
 - iv. \$25 million contribution from the Saskatchewan Roughrider Football Club Inc. (SRFC).
 - v. \$3.3 million City land contribution.
 - vi. \$2.5 million General Fund Reserve transfer in 2012 (as previously approved by Council September 17, 2012).



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- b. The ability to pursue up to 30 year debt up to \$200.4 million be approved, in principle; representing the \$100 million loan from the Province for capital in 2013, \$67.4 million City Debt for capital and \$33 million City Debt for interim cash flow purposes by 2015. All debt issuances will require City Council approval through a Debt Borrowing Bylaw, and will be brought forward to Council at a future date. In addition, the financial model includes debt principal and interest payments that must be paid and recovered from revenue streams over 30 years.
 - c. A commitment to funding of up to \$188.8 million in ongoing 30 year maintenance costs for the stadium.
 - d. That the maintenance and the debt servicing costs be considered and funded through future budget proposals, over 30 years and funded through revenue sources, including but not limited to the collection of:
 - i. \$261.9 million in Property Taxes.
 - ii. \$100 million through SRFC Facility Fees.
 - iii. \$75 million from SaskSport lease agreement.
 - iv. \$33 million of Interim Debt Financing.
 - v. \$23.8 million from Mosaic Stadium cost avoidance savings.
 - vi. \$15 million in ongoing advertising and sponsorship revenue, and
 - vii. Interest earned on fund balances, based on City's average interest on investment earnings, to be applied annually.
 - e. A commitment to implement a 0.45% mill rate increase each year for 10 years beginning 2013. A growth factor is to be applied annually. After the initial 10 year period, the mill rate will not increase, except for the growth factor, but will continue to be allocated to the Stadium Project. That the mill rate contemplated in this report be forwarded to City Council for consideration as part of the 2013 budget process.
 - f. That the \$200.4 million in debt being contemplated in this report be forwarded to City Council for consideration as part of the 2013 budget process.
2. That City Council authorize the Deputy City Manager & CFO to negotiate and approve the following agreements relating to the funding of the Stadium Project:
 - a. a funding agreement with the Province of Saskatchewan relating to the contribution of \$80 million by the Province to the Stadium Project (Provincial Contribution Agreement); and



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- b. a funding agreement with the SRFC relating to the contribution of \$25 million by the SRFC to the Stadium Project (SRFC Contribution Agreement).
3. That City Council authorize the Deputy City Manager & CFO to:
 - a. approve the offer to lease with the SRFC, as may be negotiated by REAL on behalf of the City, relating to the lease of the Stadium by the SRFC (SRFC Offer to Lease); and
 - b. approve the final form lease agreement with the SRFC (the SRFC Stadium Lease), as may be negotiated by REAL on behalf of the City, relating to the lease of the Stadium by the SRFC prior to the completion of construction of the Stadium, such lease to include the terms and conditions set forth in the SRFC Offer to Lease.
4. That the City Clerk be authorized to execute the following agreements after review and approval by the City Solicitor:
 - a. the Provincial Contribution Agreement,
 - b. the SRFC Contribution Agreement, and
 - c. the SRFC Offer to Lease and SRFC Stadium Lease.
5. That the Administration continue the procurement process, including the issuance of the request for qualifications and development of the request for proposals and all site preparation and development, based on approved funding commitments and agreements identified within this report.
6. That Administration be directed to continue to pursue the implementation of a revenue stream from a hotel tax/fee, to be directed to the project beginning in 2016 in order to reduce future incremental property tax increases for the stadium funding.
7. That this report be forwarded to the January 28, 2013 meeting of City Council for approval.



EX13-3 Regina Revitalization Initiative (RRI) Stadium Project - Request for Qualifications Evaluation Criteria

Recommendation

1. That the Administration issue a Request for Qualifications (RFQ) for the RRI Stadium Project using the evaluation criteria as attached in Appendix A.
2. That the Deputy City Manager of Corporate Services be authorized to award an opportunity to participate in the Request for Proposals (RFP) process for the RRI Stadium Project to the three (3) successful proponents identified by the RFQ.
3. That this report be forwarded to the January 28, 2013 City Council meeting for consideration.

EX13-6 Clarification and Supplementary Images for Report EX13-4

Recommendation

That this communication be received and filed.

EX13-4 Regina Revitalization Initiative (RRI) Additional Canadian Pacific Railway ("CP") Land Purchases

Recommendation

1. That the Deputy City Manager & CFO be authorized to finalize the sale agreements as outlined in this report and based on the draft form agreement attached in Appendix A in a form and content approved by the City Solicitor.
2. That the City Clerk be authorized to execute the final sale agreements as reviewed by the City Solicitor.
3. That \$770,000 be transferred from the General Fund Reserve to support the deposit and balance of the purchase price for the purchase of the "North Railway Lands" (0.89 Acres; Lot 3, Block A Plan 95R22044).
4. That \$734,000 be transferred from the General Fund Reserve to support the deposit and balance of the purchase price for the purchase of the "Elphinstone Lands" (4.895 Acres; Being a portion of NW Section 24-17-20 W2, Ext.1).



City Clerk's Report

EX13-5 2012 Review of Outstanding Items

Recommendation

That the following items be deleted from the list of outstanding items for the Executive Committee:

<u>Item</u>	<u>Committee</u>	<u>Subject</u>
CR11-169	Executive Committee	Social Development Reserve Funding Agreement
CM11-10	Executive Committee	2012 General Operating Budget

Resolution for Private Session