



List of Delegations

**Wednesday, January 24, 2024
9:00 AM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Executive Committee
List of Delegations and Communications
Wednesday, January 24, 2024**

EX24-1 Globe Theatre Capital Funding

Delegation

- Jaime Boldt, Globe Theatre and Wyatt Eckert, P3A Architecture, Regina, SK (submission attached)

EX24-2 Regina Warehouse Business Improvement District - 2022 Annual Report

Delegation

- Leasa Gibbons, Regina's Warehouse Business Improvement District, Regina, SK

EX24-3 Transit Route Adjustments

Communication

- Christa Baron, SOFIA House, Regina, SK (attached as EX24-4)



Update Globe Theatre Renovation Project January 2024

Background

The Prince Edward Building, now home to the Globe Theatre, was built between 1906 and 1909; and as with any charming heritage building, there comes a time where these structures have reached their end of life and in order to function and be sustainable in the future are in need of a major renovation. That time was now for what has served our city as the former post office, RCMP holding cells and Regina's City Hall.

Globe was committed to staying in Regina's downtown and being part of the vibrancy of our city. Prior to the pandemic, Globe Theatre brought nearly 65,000 people into downtown Regina annually, contributing over \$4.5 million into the economy and employing 140 seasonal and permanent cultural workers, with 70% of them being from the province of Saskatchewan.

Globe is the largest regional theatre in the province, the only fixed theatre in the round in the country, and is an anchor in the revitalization of Regina's downtown. It will be a stimulant to not only the downtown, but the entire City of Regina upon reopening.

Condition of the Building

Quote from James Youck, Principal P3A

"Through the course of demolition numerous significant issues with the building structure were uncovered. Decades of renovations and building conversions conducted without adequate structural review churning the building from offices to retail to hair salons, to restaurants, and finally to a theatre resulted in major building structural and architectural elements that are in poor or even critical condition. In addition, the construction of the original building has been revealed as being much less robust than other contemporary building, such as Darke Hall, the College Avenue Campus, the Lyric Theatre in Swift Current, and many other restoration projects undertaken by our office and by Ledcor... This project has not been immune to the labour, supply chain, and inflationary pressures felt by every construction project in North America. Many local projects have closed tenders 25-50% higher than budgeted. As a result, we have seen pricing on change orders and additional work reflect the market condition, even where the hard-bid numbers do not. This has impacted the contingency financially, and the schedule due to labour challenges."

Result

Globe Theatre's project was fully funded, including paying off the mortgage. However, due to conditions out of our control, we are now looking at a 30% shortfall.

Globe's efforts include:

Globe has explored several options to make up this shortfall, including cost savings on the build, continuing to apply for large capital grants, securing a capital loan, public giving campaigns, and revisiting current donors and sponsors to request an increase in their contribution.

Grant application

- Green and Inclusive Community Buildings (GICB) grant application was submitted February 2023. This has not been awarded to date. The application for this grant would cover the majority of the shortfall. Ongoing efforts to find out the status of this fund continue.
- Globe received \$500,000 from PrairiesCan
- Other small capital grant applications have been applied for and received.

Fundraising

- Requests are being made to donors at all levels to increase their gift by 30%.
- Globe's Heritage sponsors, Andrew and Chantel Maccorquodale, have agreed to an increase in their gift by 30% if government does. This means an additional \$900,000 to the project.
- Verbal commitment from other large donors have been made in line with Maccorquodale's offer and meetings are ongoing.
- Smaller donors have increased their gifts through this campaign as well.

Loan Application

Globe is in the final steps of securing a construction loan. While this is extremely helpful in the short term, it is not a long-term solution. Live performing arts have not recovered post pandemic and forecasting revenue is challenging. The risk is that if the Globe relies entirely on a loan that it would not be able to service the debt and run into financial difficulties in the future. Long term this is not a sustainable option.

Advocacy

Federal

- Meeting in December with High Commissioner of Canada, UK Ralph Goodale. He is looking into the GICB grant application. Additionally, he is supporting the 30% increase ask at the federal government level.
- Multiple meetings and support are being given by Harrison Andruschak, Special Advisor, Ministerial Office (Regina), Office of the Deputy Prime Minister and Courtney Keith, National Director Ministers' Regional Office.
- Meeting held with Minister Freeland's office. Deputy Prime Minister and Minister of Finance.
- Meeting held with Minister Fraser's office. Minister of Housing, Infrastructure and Communities.

Provincial

- Multiple meetings have been held with Minister of Parks Culture and Sport, Minister Ross. She has received the Globe's recommendation regarding the 30% increase request from all funding levels.
- Other meetings/conversations have been held with various MLA's and Cabinet Minister's outlining our current situation, grants applied for and the request of 30%.



Conclusion

Due to conditions out of our control we are now looking at a 30% shortfall in the Globe Theatre's redevelopment project. Globe's project was fully funded and had the project not encountered these significant challenges, the Globe had earned enough through grants, sponsorship and donations to pay off the mortgage in addition to funding the entire project.

There are a number of competing priorities in the city, province, and nation. Additionally, philanthropic giving has significantly decreased post pandemic. The answer to the shortfall is not likely to come from one source. There needs to be a combined effort to ensure that the Globe Theatre is able to open its doors in November 2024.

Recommendation

All levels of funding increase their contribution by 30%

| | Original Commitment | 30% increase | Total | % of project contribution |
|--------------|----------------------------|------------------------|------------------------|----------------------------------|
| Federal | \$10,831,697.2 | \$3,249,509.16 | \$14,081,206.36 | 35% |
| Provincial | \$9,025,511.69 | \$2,707,653.507 | \$11,733,165.2 | 29% |
| Municipal | 6\$,600,000 | \$1,980,000 | \$8,580,000 | 21% |
| Globe | \$4,742,991 | \$1,422,897.3 | \$6,165,888.3 | 15% |
| | | | | |
| Total | \$31,200199.89 | \$9,360,059.967 | \$40,560,259.86 | |

Currently the main entrance on the City of Regina property is not included in the project, however, it will be added in should the City confirm the increase in contribution.



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City Clerk, City of Regina

Letter of Support for Executive Meeting

Date: January 22, 2024

Report: EX24-3: Transit Route Adjustments

Please accept this letter as a written submission for City Council on January 24, 2024 for Report EX 24 -3: Transit Route Adjustments.

SOFIA House provides long-term supportive housing for families who are experiencing violence. We currently offer 20 private and secure apartment suites in two buildings throughout Ward 4 in the city. We provide one-on-one and group counselling for both women and children, and also provide cultural programming, advocacy, support, limited transportation and anything else families need during their time at SOFIA House. During most of our over 30-year history, SOFIA House had operated its programming in a building operated by the Regina Housing Authority. SOFIA House has had significant growth as an organization over the past few years and in 2024, we will be undergoing a final move to expand into one large building through a partnership with Avana in Ward that will provide housing for not only 20- second-stage apartment suites but add an additional 19 third stage private and secure apartments. Frequently, our second stage suites are full, and we consistently have a waitlist of between 15 – 30 families at any given time. The need in the community for long-term supportive housing remains very high.

In addition to the high need for our services, we are consistently seeing more and more families who have a higher complexity of needs including mental health and addiction issues, who often face barriers to entry to traditional housing systems. This has prompted us to pivot to a low-barrier model that diverts people from having to use emergency shelters and prevents bottleneck in shelter systems, while providing 24/7 support within our long-term housing model. This allows us to move beyond the traditional services that are provided to those experiencing violence and homelessness and better respond to the needs of the community. Since our low-barrier supportive housing pilot began in July of 2020, we have had a high rate of success. There have been 97 women and children that have accessed long-term shelter in our current locations (26 women and 71 children), and we are able to keep people housed and provide support, with most of our families are staying for longer than a year. This shows the success of long-term, supportive housing models in our community.

A consistent barrier that continues to present impact to our current and expected future residents remains transportation in the areas of The Towns and Eastbrook. Many women and families who flee from a violent situation do not have their own vehicle or reliable transportation. Although

SOFIA House tries to provide transportation when we can, we have a number of families to support and cannot always do this. In addition, as residents move on from the trauma of abuse, reliable bus transportation is a key factor to independence including providing ways of getting to job interviews and employment, attending appointments, accessing food, appointments, counseling, etc.

Report: EX 24 -3: Transit Route Adjustments is fully supported by SOFIA House. We believe that transit improvements to the areas located in Ward 4 will continue to support all community members in accessing transit but especially for the vulnerable populations of those who use SOFIA House in their journey towards a safe, violence free and independent life.

This motion, calling for transit route adjustments not only encourages the city to meet the goal of ensuring transit access as soon as possible to new development areas, to better service high density areas but also supports second-stage housing in Regina for women, children and gender diverse individuals who have left violent situations towards become independent.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Christa Baron', written in a cursive style.

Christa Baron, B.Kin (she/her)
Executive Director, SOFIA House