

October 24, 2021

TOPIC: That the City of Regina sign a Letter of Intent with the Regina Red Sox and LSSE to proceed, collaboratively, with a study regarding the feasibility of a new baseball stadium in Regina

Name Shelley Mitchell

Volunteer, Fan, Supporter

Lifetime Regina Resident

I am writing as a volunteer who commits a lot of time during the season and continues during the offseason. I have been a billet, season ticket holder and supervised the souvenir booth for 8 years.

The Regina Red Sox is a great organization that my family and I support for many reasons, such as affordability and the diverse cultures.

As a person with a disability, Currie has become more and more difficult for anyone with mobility issues. Getting in and out of the stands and bathrooms is very difficult. I can't sit in anything but reserved seating.

I really support the City signing a letter of intent with Regina Red Sox and LSSE to proceed, collaboratively, with a study regarding the feasibility of a new baseball stadium in Regina.

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Name Leo MacDonald

Who do you represent? Company or organization if applicable

Fan, Supporter, Sponsor, Fan, Supporter (Baseball Regina, Saskatchewan Premier Baseball League - SPBL (18U), & Colour Commentator – TV and Online Broadcasts Volunteer for Regina Red Sox

Regina Resident Yes

Message from you explaining why you support the Regina Red Sox and or the Stadium Project

- Red Sox provide great college Division 1 product/entertainment
- Accentuates baseball development in the City with local players
- Currie Field is no longer suitable due to:
 - Shape of the outfield
 - Slope of the outfield
 - Seating is inadequate to attract a large crowd and what is there is largely second rate
 - Parking is inadequate for even half capacity
 - Atmosphere is second rate compared to all the venues in Alberta. This limits the ability of the Red Sox to attract the casual fans looking for a fun experience that just happens to be attached to a ball game.
- A new stadium means better playing conditions for Red Sox college level players and for other tenants such as 18U baseball.
- Baseball can keep the stadium busy from April- September
- Increase tourism money....people here on business or from out of town looking for quality entertainment
- Increase revenue for local businesses
- Increase outside private money via new stadium and sponsors
- Increase profile of Regina as a city

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Name: Jarred Hinger

Who do you represent? Regina Red Sox Board of Directors

Regina Resident

I believe that the current facility (Currie Field) does not meet the standards to support a team with players at the collegiate level. The facility is not well maintained and isn't even the best baseball field in the city. During the summer, there are minimal options for sports fans in the city of Regina and surrounding area to attend in person. Given the fan support the team has had in the past, I believe it is imperative that the Red Sox have a facility that more closely matches the high level product that they put on the field, and an area that is safe and accessible by all community supporters of the Red Sox.

Jeremy Hubick

October 25, 2021

Regina City
Councilors 2476
Victoria Avenue
Regina, SK, S4P 3C8

RE: Feasibility study regarding baseball stadium in Regina

Earlier in 2021, Living Sky Sports and Entertainment along with Regina Red Sox Baseball Inc. submitted a proposal for a new baseball stadium in Regina. In the recent past, the City of Regina has stated the need to revitalize the Dewdney Avenue district. This proposal fits with that agenda along with replacing a very tired Currie Field and facilities in the surrounding area.

Baseball in Regina isn't just the Red Sox although the Red Sox fans and team would benefit the most from a new stadium. There are several local leagues, future baseball and non-baseball events that would also benefit from this feasibility study. Below are some items that I feel that would be improved with a new facility:

- Current Dewdney Avenue restaurants and bars that have been hit hard in the past couple years
- Fans that do not have transportation to get to Currie Field
- Accessibility for fans for all events at Currie Field
- Consider training facilities for other high level baseball teams in the city
- Consider a design that considers other uses (ie. Speed skating oval and/or public outdoor rinks for year-round use)

Regards,



Jeremy Hubick
Regina Resident & Regina Red Sox season ticket holder

October 25, 2021

TOPIC: That the City of Regina sign a Letter of Intent with the Regina Red Sox and LSSE to proceed, collaboratively, with a study regarding the feasibility of a new baseball stadium in Regina

Name: Darrell Gibson

Who do you represent? Company or organization if applicable: Regina Red Sox

Fan, Supporter, Sponsor,

Regina Resident: Yes

I truly believe we need a new ballpark, Currie Field is well past its prime and is no longer feasible for the Regina Red Sox to operate out of. I will say it is not just for the Regina Red Sox it is for the baseball community of Regina. Like the new Mosaic Stadium is not just for the Saskatchewan Roughriders, even though they are the major tenant at the stadium, the same will be said for the new ball park.



January 26th, 2021

To Mayor Sandra Masters and City of Regina Councillors,

It is our understanding that in December 2020, Living Skies Sports and Entertainment signed a Memorandum of Understanding (MOU) with Regina Red Sox Baseball Club. The MOU sets out the terms of LSSE's financial participation with the Regina Red Sox Baseball Club regarding a concept design and construction of a showcase baseball stadium in Regina.

The Red Sox Baseball Club would be the anchor tenant at the new stadium and average approximately 32 playing dates (projected attendance of 3150 per game) with annual paid attendance exceeding 100,000 patrons.

We anticipate that Baseball Regina's 18U baseball program and 21U junior program would be granted access as a tenant to this facility. Other great tenants would include Qu'Appelle Valley Senior Men's League, high school baseball, various tournaments and Championship games as well as Martin Baseball Academy. The Building of this park and the amenities around the park would allow for opportunities for Baseball Regina to apply to host and be successful in being awarded the 18U Canadian Championships, Western Canadian Championships and Provincial Championships. Being awarded these tournaments annually will generate millions of dollars in revenues for our City and local businesses.

Moreover, our understanding is that the design plans will incorporate hosting non-baseball activities including movie nights in the park (projected attendance 1500 per event), serve as a mid-tier outdoor concert venue with 4-6 events per year (projected attendance 3000 -5000) and flea markets (projected attendance 1000 per event).

The Baseball Regina Board of Directors endorses the building of a Baseball Diamond complex in the Warehouse District in the vacant railway yard. Baseball Regina represents a Regina membership of over 800 active families and an out-of-town membership of approximately 700 families. Baseball Regina believes that this concept and the proposal of this shared use facility will be of great significance for advancing youth baseball in our City.

A new Baseball Stadium and multi-use facility situated in the heart of the City will at a minimum put us on par with other Cities who are being awarded events because of their access to world class facilities.

Baseball Regina's association as a "feeder" program for Regina Red Sox is paramount to the growth of our sport and we are proud to endorse and support the building of this facility.

On behalf of the Baseball Regina Board of Directors,

A handwritten signature in black ink, appearing to read 'Dwayne Bidyk'.

Dwayne Bidyk, CPA
President

Baseball Regina Executive Board of Directors



February 19, 2021

To Mayor Sandra Masters and City of Regina Councillors,

The Saskatchewan Premier Baseball League is in discussion with the Regina Red Sox and we have been asked if our organization that represents Saskatchewan's Top 35, 18U Baseball Teams across the Province would endorse a new multi-use Baseball facility in the Downtown and Regina Warehouse District.

The SPBL strongly supports this facility and the leadership groups behind this project. The Regina Red Sox are the pinnacle Saskatchewan Baseball Program in the Province. Their organization has fostered great relationships with the SPBL and other minor baseball programs in the Province of Saskatchewan. They have proven through their years of tireless efforts that they support wholly both our City and our Provinces grassroots youth baseball programs and its players.

It is the SPBL's understanding that in December 2020, Living Skies Sports and Entertainment signed a Memorandum of Understanding (MOU) with Regina Red Sox Baseball Club. The MOU sets out the terms of LSSE's financial participation with the Regina Red Sox Baseball Club regarding a concept design and construction of a showcase baseball stadium in Regina.

The Red Sox Baseball Club would be the anchor tenant at the new stadium and average approximately 32 playing dates (projected attendance of 3150 per game) with annual paid attendance exceeding 100,000.

The building of this park and the amenities around the park would allow for opportunities for the SPBL to apply and be successful in being awarded 18U Canadian Championships, Western Canadian Championships and Provincial Championships. Being awarded tournaments of this nature will generate millions of dollars in revenues for local businesses.

The SPBL Board of Directors proudly endorses the Regina Red Sox and Living Sky Sports Entertainment in the building of a Baseball Diamond complex in the Warehouse District in the vacant railway yard.

If called upon, the SPBL will further contribute in discussions to help move this project forward.

On behalf of the Saskatchewan Premier Baseball League's Board of Directors, the SPBL supports this project.

A handwritten signature in black ink, appearing to read "Robert Gartner".

Robert Gartner, MBA ,
President, SPBL



February 16, 2021

Re: Regina Red Sox and Living Sky Sports and Entertainment Proposal

To: Mayor Sandra Masters and City of Regina Councillors,

Captive Media Inc. and 22Fresh Apparel inc. have operated their companies in the Regina Warehouse District for a combined 35 years. We have invested millions of dollars in our businesses in this area of the City. Both Regina Warehouse District residential tenants and businesses have been waiting for what has seemed like a lifetime for the Railways yards to be purposely built with both the community and businesses in mind. We have witnessed several featured designs and heard many announcements from the City. To date, the railway yards sit vacant.

The Regina Red Sox and LSSE Group, as I understand the plan in its current form, have presented a plan that will serve our community daily both functionally and economically. Functionally, the concept fills in a much-needed gap for our youth and their families as they would have access to the facility as often as daily. Economically, the benefits start with initial construction which will create employment opportunities. A renewed interest in investment in this area will follow approval of this plan. We will see development of new properties and renovation of existing properties in this area which has been absent for decades.

A committed joint partnership with the City of Regina, Regina Downtown, Regina Warehouse District, Living Sky Sports Entertainment and the Regina Red Sox, will allow for all aspects of great community design to be incorporated with this project. Most importantly, if this project is completed through private investment with support by Municipal and Provincial governments there will be lifelong benefit to our community, businesses and governments.

Daily increased traffic will greatly benefit local businesses such as restaurants, pubs, retail stores, event centres, hotels and office complexes. Development will allow for future new Municipal tax revenue and prosperous business generate tax revenue for Provincial governments.



300-1734 Elphinstone Street
Regina, SK
S4T 1K1
Phone: (306) 780-9237
Web: www.baseballsask.ca

Friday, February 5, 2021

To Mayor Sandra Masters,

It has come to my attention that in December 2020, Living Skies Sports and Entertainment signed a Memorandum of Understanding (MOU) with Regina Red Sox Baseball Club. The MOU sets out the terms of LSSE's financial participation with the Regina Red Sox Baseball Club regarding a concept design and construction of a showcase baseball stadium in Regina.

The Red Sox Baseball Club would be the anchor tenant at the new stadium and average approximately 32 playing dates (projected attendance of 3150 per game) with annual paid attendance exceeding 100,000 .

It is anticipated the park would also be used by 18U baseball, 21U Championships, the Qu'Appelle Valley Senior Men's League, possible high school baseball, various tournaments and the Martin Baseball Academy. Furthermore, the design plans will incorporate hosting non-baseball activities including movie nights in the park (projected attendance 1500 per event), serve as a mid-tier outdoor concert venue with 4-6 events per year (projected attendance 3000 -5000) and a 4 flea markets (projected attendance 1000 per event).

The City of Regina is long overdue for a primary baseball stadium to host the Regina Red Sox as the main tenant as well as many other baseball programs detailed above. The current location of Currie Field has been outgrown by the Regina Red Sox and a new stadium would offer a great facility to host Provincial, Regional, National and International Championships in the future. This would help in stimulating the local economy.

Should you require any other information from me , do not hesitate to ask. We all look forward to some exciting news in the not too distant future.

Yours Truly,

A handwritten signature in black ink that reads 'Mike Ramage'.

Mike Ramage
Baseball Sask
Executive Director

Lastly, functional beautification is greatly needed in this area as this abandoned rail yard in the middle of the City has been our generational eyesore.

With the Red Sox Baseball Club being the anchor tenant at the new stadium and average approximately 32 playing dates (projected attendance of 3150 per game) with annual paid attendance exceeding 100,000. This number in itself would exceed the currently annual foot traffic in this area. Indoor training centres for community use would fill traffic vacancies in winter months.

Moreover, our understanding is that the design plans will incorporate hosting non-baseball activities including movie nights in the park (projected attendance 1500 per event), serve as a mid-tier outdoor concert venue with 4-6 events per year (projected attendance 3000 -5000) and flea markets (projected attendance 1000 per event).

A well-designed stadium and training centre incorporating elements of Brick, Timber, greenery and other historic attributes of the Regina Warehouse District will seamlessly tie itself to the Downtown and to the historic district of our City.

Both Captive Media Inc and 22Fresh strongly support this proposal for development.

Sincerely,



Steve Klippenstein, Principal in 22F and Captive Media Inc
Kip Simon, Principal in 22F and Captive Media Inc
Randy Klippenstein, Principal in 22F and Captive Media Inc.



From: Dave Brundige - WWOBLLP

Sent: January 22, 2021 1:57 PM

To: 'Leasa Gibbons' <lgibbons@warehousedistrict.ca>

Subject: RE: Warehouse District Meeting

Leasa on an unrelated matter I wanted to reach out to you on behalf of my friend Al Simpson....I have known Al for over 40 years and have worked with him and for him. He is the founder of Hospitality Network and of Storage Vault Canada (PUPS) both extremely successful corporations. Al has always contributed to his community and to the business world and frankly is a good friend. I know of his current aspirations for Baseball in Regina and support him fully. I would encourage you to listen to his proposal and would as a business in the area endorse it wholeheartedly. I can guarantee you that if Al is allowed to proceed with the project it will be first class and successful.

Leasa Al is a true entrepreneur and will enhance the warehouse district tremendously with this development. If you have any questions call me...Dave

David J. Brundige QC

Partner

Willows Wellsch Orr & Brundige LLP



MARTIN COLLEGIATE

**Home of the
Martin Baseball Academy**

1100 McIntosh Street
Regina, Saskatchewan S4T 5B7
Phone: (306) 523-3450 • Fax: (306) 791-8659
• E-mail: martinacademy@rbe.sk.ca
• Website: <http://martincollegiate.rbe.sk.ca>

February 8, 2021

To Mayor Sandra Masters

It is my understanding that on December 2020, Living Skies Sports and Entertainment signed a Memorandum of Understanding (MOU) with Regina Red Sox Baseball Club. The MOU sets out the terms of LSSE's financial participation with the Regina Red Sox Baseball Club regarding a concept design and construction of a showcase baseball stadium in Regina.

As a long time educator and involved member of both youth and amateur sport in our community, I support the construction of this facility. There are many ways I can approach the benefits of this concept in the city of Regina. For the purpose of this letter, I will share some insight on how a new stadium would benefit our Baseball Academy at Martin Collegiate.

The Martin Collegiate Baseball Academy is a skills-based academy, which specializes in high performance training and skill development. In addition to our high-performance approach, the program is designed to prepare each athlete for lifelong involvement in the sport. Traditionally, skill development sessions take place outdoors during the warm months of the school year. Due to the climate and wet fields during a school year, we often cannot get on a field until late May each spring. A turf field would allow us to begin training outdoors as early as mid-April instead of travelling to Alberta to train and compete.

More specifically, a facility like this can be a cultural shift in the city of Regina. As stated earlier, our program is designed to prepare students for lifelong involvement in sport. While many of our students do pursue college baseball, all of them leave our program with the understanding they must give back to the game. They must coach, manage, organize or officiate once their playing days are over. Sport needs to be about developing good people. Good people become good citizens and good citizens enhance a community. A showcase stadium further supports the desire to have our students become part of something bigger than themselves. It enhances their vision for what the future may hold for them and their own family in the future.

Yours in education,

Rob Cherepuschak
**Martin Collegiate
Academy Coordinator**



February 9, 2021

Dear Mayor Sandra Masters,

It is my understanding that in December 2020, Living Skies Sports and Entertainment signed a Memorandum of Understanding (MOU) with Regina Red Sox Baseball Club. This MOU sets out the terms of LSSE's financial participation with the Regina Red Sox Baseball Club and a concept design and construction of a showcase baseball stadium in Regina.

The Red Sox Baseball Club would be the anchor tenant at the new stadium and average approximately 32 playing dates (projected attendance of 3150 per game) with annual paid attendance exceeding 100,000.

It is anticipated the park would also be used by midget baseball, junior championships, the Qu'Appelle Valley Senior Men's League, high school baseball, various tournaments and the Martin Baseball Academy. Moreover, the design plans will incorporate hosting non-baseball activities including movie nights in the park (projected attendance 1500 per event), serve as a mid-tier outdoor concert venue with 4-6 events per year (projected attendance 3000 -5000) and 4 flea markets (projected attendance 1000 per event).

As a Little League Baseball organization in Regina, we are excited to support this initiative. Minor baseball in Regina is thriving and supported by a strong, enthusiastic baseball community. We boast many youth (and adult) softball and baseball leagues, top-notch instructors and coaches, and state-of the-art training facilities to help make baseball a year-round sport. We are seeing more and more athletes train for baseball throughout the winter months; development camps are full and baseball instructors are working overtime to keep up



with the demand. There is no doubt Regina has a love for baseball and a new stadium would certainly be strong recognition of that passion and commitment.

Adding a state-of-the-art baseball stadium to the Regina landscape will certainly take baseball to the next level. It will showcase local baseball role models and demonstrate to our young athletes what you can accomplish if you set goals and work hard. It will show our baseball families what a supportive baseball community we have and parents will beam with pride as their athlete takes their place on the stadium turf for the first time. It will provide families with many nights of baseball entertainment as the city comes together to cheer for the Regina Red Sox.

Thank you for considering our endorsement of the new stadium. We look forward to hearing the outcome.

Kind regards,

Chris Kayter
President – North Regina Little League



February 26, 2021

Re: Regina Red Sox and Living Sky Sports and Entertainment Group Proposal

To: Mayor Sandra Masters and City of Regina Councillors,

The Regina Sox Organization and LSSE Group have asked the following companies to support their proposal to build a Baseball Park in the area known as the railway yards.

Provided is a list of companies and condominium corporations (that represent multiple tenants) that operate in the Regina Warehouse District and Regina Downtown District. The companies listed below endorse the approval of a plan-in-concept, as we have not seen a formalized plan, that was discussed by the LSSE group and the Regina Red Sox.

As a collective, we believe this type of development, would be a great benefit to the surrounding businesses and residential tenants in both the Downtown Area and the Historic Regina Warehouse District. We also believe that after this plan-in-concept is approved, there must be a further agreement created to include consultation and collaboration with all stakeholders in the community.

The building of this park will increase daily traffic that is greatly needed in the Regina Warehouse District. It will benefit local businesses such as restaurants, pubs, retail stores, event centres, hotels and office complexes. Development in this area will also allow for future new Municipal tax revenue for our City.

The Directors in these companies welcome any opportunity to contribute to the development plan to ensure this Baseball Park and its surrounding amenities are developed to its best use.

There is a great opportunity to incorporate historic design to the Baseball Park and to develop complementary facilities that will meet the needs of the residences and businesses in the Regina Warehouse District and Regina Downtown.

We strongly support this project-in-concept and look forward to seeing the formal planning document with hopes of being included in discussions to ensure all elements of best use are considered.

The following businesses believe that this project would be a lifelong benefit to our community, businesses and governments.

Sincerely



Steve Klippenstein
Captive Media Inc

Initial list of Companies in Warehouse District that Support this Concept.

- 1) Revive Development Corporation – Steve Klippenstein
- 2) Urban International Development Corporation – Rob Pederson / Steve Klippenstein
- 3) SJB Holdings Corporation – Steve Klippenstein
- 4) 1118 Condo Corporation – Represents multiple business at 1118 Broad Street
- 5) Strathdee Condo Corp – Represents multiple tenants and businesses at 2206 Dewdney
- 6) 1170 Lofts Condo Corporation – Represents multiple residential and commercial tenants
- 7) Double Deuce Holdings – Operates in Warehouse District
- 8) Blue Door Recording Studio – Brian Manz - 1118 Broad Street
- 9) Fella and Fetch Canine Care – Miranda Michell – 1600 Osler Street
- 10) Ballers – Mark Smith – Dewdney Ave
- 11) Trojan II Developments – 1118 Broad Street
- 12) Readiness Fitness – Tracey Read - 1324 Hamilton Street
- 13) Realty one – Suite 300 – Rob Pederson - 1118 Broad Street
- 14) Salon Haze – Tara Keating - 2206 Dewdney Ave -
- 15) Fit Project – Sasha Ash - 1371 Broad Street
- 16) The Prairie Connection Ltd – Graeme Hunter - 2410 Dewdney
- 17) Paul Astring Photography – Paul Astring – 2206 Dewdney Avenue
- 18) 22Fresh Apparel Inc – Kip Simon - 1378 McIntyre
- 19) Captive Media Inc– Randy Klippenstein - 1118 Broad Street

October 22, 2021

Deb Kreklewich

Office Manager

Western Litho Printers

300 Dewdney Ave., Regina

debk@westernlitho.ca

To Whom it May Concern,

We have been lifetime residents of Regina, a Sponsor & Fan of the Regina Red Sox since 2005.

Due to work commitments, I am not available to speak on Wednesday, Oct. 27th but would like to submit this letter.

I am writing in support of the City of Regina going forward with a feasibility study for the baseball stadium proposed by LSSE & The Regina Red Sox.

The previous location is way too old and is beyond repair. It is an eyesore to have such a ball field in our Queen City, the capital city of Saskatchewan.

Regards,



Deb Kreklewich



Baseball Stadium Study

Letter of Support – Wednesday October 27th, 1:00pm

I support the City of Regina to enter into a Letter of Intent with the Regina Red Sox to complete a feasibility study regarding a new baseball stadium in Regina.

Stacey Cattell

As a person that has spent considerable time in Regina as both a working professional and volunteer in professional and amateur sports, I am thrilled at the possibility of a new Regina Red Sox facility. This exciting venture should be considered as part of revitalization of our city's downtown and warehouse district.

For years, conversations around land use in these two communities within our city have been ongoing but not yet fruitful. Embarking on this study culminating in a new facility linked to these areas has great potential to boost struggling economies, enhance our city's tourism offering to a broader user group, and much needed facelift to the area.

The unique offering of this new facility connected to this area means;

- Enhance foot traffic in the area bringing economic impact to restaurants and retailers
- A world class facility attracting more events outside of just the 30-game baseball schedule
- Multi use area capable of hosting other events and economic gain
- Enhancement of amateur sports in the city with increased participation at all age levels

The Regina Red Sox organization has been a main stay in this city for many decades. This dedicated group of volunteers have not only enhanced the profile of amateur sports in the Regina, but at the same time done so with inadequate facilities long past it's lifespan. A feasibility study is a necessary step to keep this project moving forward and growing Regina's offerings on all levels. It is more than sport that this facility promises. It is an opportunity to rejuvenate areas in our city that are in much need of a facelift and a chance to prosper.

Sincerely,

Stacey Cattell

Regina Sk.