



**Chief Administrative Officers (CAO's)
Office**

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| TO: | Sports, Recreation, and Culture Committee |
| MEETING DATE: | December 7, 2016 |
| SUBJECT / REPORT NO: | Multi-Purpose Sports and Recreational Facility (Sports Dome) – Departmental Report No AD 16-18 |
| PREPARED BY: | Mike Kirkopoulos Chief Administrative Officer (CAO), ext. 268 |
| SUBMITTED BY: | Mike Kirkopoulos, CAO |

RECOMMENDATION:

1. That report AD 16-18 regarding the proposed Multi-Purpose Sports and Recreational Facility (Sports Dome), be received; and
2. That Council DIRECT staff to:
 - a. Conduct the necessary public engagement to appropriately assess needs of such a facility, the location, impacts and opportunities, including a broad based look at the entire Jordan Lions Park site and future planning for the site; and
 - b. Begin discussions including negotiations with the private sector facility company (known as TSML) surrounding a possible Multi-Purpose Sports and Recreational Facility (Sports Dome); and
 - c. Notwithstanding approval of the Multi-Purpose Sports and Recreational Facility (Sports Dome), incorporate any future planning of the multi-purpose facility to align with the Town's 10-year capital plan, specifically through undertaking a comprehensive site redevelopment examination of Jordan Lions Park.

EXECUTIVE SUMMARY:

The purpose of this report is to provide members of Council with an overview of a proposed multi-purpose sports and recreation facility by a private investor. The Mayor, Members of Council, and the CAO recently toured a similar facility in Ottawa and this report will also outline the outcomes of that tour in context to considering the local venture.

Alternatives for Consideration

None

HISTORICAL BACKGROUND:

The Town of Lincoln was first approached by private investors in March 2016. Staff and Members of Council have engaged in initial conversations about the facility, its uses, and benefits to the community. No decision has been made.

Discussions among senior management team have also focused around the need to assess and look at the entire Jordan Lions Park.

The Park has been experiencing some issues recently with the age of the pool and arena facilities.

FINANCIAL – STAFFING – LEGAL CONSIDERATIONS:**Financial:**

The initial conversations surrounding the Multi-Purpose Sports and Recreational Facility (Sports Dome) have focused on a P3 (known as a Public Private Partnership) relationship with TMSI. TMSI, leader in Ottawa's sport and recreation, offers a number of services in the sports and recreation field specializing in facility management, financial analysis and control, summer camp programs, food and beverage operations, retail operations, outsourcing, consolidation of business and consulting.

The P3 partnership would mean that all capital requirements for construction of the facility itself would be covered by TMSI. The land would be provided by the municipality for the duration of the contract. Typically, TMSI seeks a 25 to 30-year agreement but has suggested the term is negotiable. There are some items within the agreements signed for instance in Ottawa that require further detailed analysis. This includes the need for what is referred to as a non-field/non-sports space (bathroom/booking office). This space does not need to be adjoined to the facility and as such staff will need to analyze when and what this space requirement is and how that can be accommodated on the site. This may be accommodated on the current site but will require a finalized needs analysis.

Staffing:

None

Legal:

On approval by Council of recommendation #2 contained in this report, staff will engage legal as appropriate throughout negotiation process, and thereby keep Council informed of any potential future legal considerations.

RELEVANT CONSULTATION:

Construction of a new facility requires extensive public engagement with stakeholders and residents to ensure the Town is working collaboratively with and through groups of people to have important conversations and to facilitate positive interactions. The tools and techniques will be determined using the Town's Public Engagement Framework as outlined in Report AD 16-06 brought forward to Council Business Planning (committee of the Whole on May 30, 2016). This issue requires sharing, consultation, active

involvement and engagement in decision making by the necessary stakeholders and community.

STAFF COMMENTS:

Multi-use facilities strengthen a community's ability to attract major sporting events and provide diverse sport and recreation opportunities for the community. Design reinforces multiple purposes to serve to improve both usage and economic viability.

In March 2016, the Town was approached by private investors, known as TSML, interested in building a sports dome in Lincoln. Since that time, staff have been in dialogue with these investors, reviewing the initial need and benefit to the municipality. TSML have indicated a 2017 build to meet the needs of their user groups and groups that have made a firm commitment to them.

In November, Members of Council, the CAO, and the investors toured a similar facility in Ottawa, The Superdome at Ben Franklin Park, to better determine feasibility of the proposed facility/ sports dome for Lincoln.

Prior to the development of the Superdome at Ben Franklin Park, the City of Ottawa conducted a needs analysis for a multi-purpose sports and entertainment facility in 2008. A scan of facilities across Canada was conducted for:

- Details of the facility in terms of size, use, events, and users;
- Drivers for the existence of the facility;
- Funding models; and,
- Factors in determining location.

In terms of facility requirements, the literature demonstrated a clear trend towards grouping professional and higher level sports with both entertainment and community uses. Such a model was explored due to the fact that the capital costs to the City were almost negligible as the cost was born by the private interest under the P3 partnership. The model works such that the municipality isn't responsible for any repairs, separate and above what may be negotiated for elements of the facility, and staffing is the sole responsibility of the proponent, in this case TSML. Revenues are therefore accrued to TSML as well. This is considered a turn-key operation in that the municipality plays no role in operating of the facility and as such incurs no costs for operations.

Drivers for such a proposal being entered into and entertained included a combination of municipal needs and/or private sector interests (e.g., gaps, economic development, site rehabilitation). From a locational standpoint, the literature identified newest facilities are being developed in central urban neighbourhoods or as catalysts for renewal or broader redevelopment. Funding models varied, but most predominantly a combination of public and private funding. Municipal funding is often in the form of land and/or infrastructure contribution.

If Council chooses to direct staff to proceed, the above considerations should be incorporated into the planning, negotiations, and public consultation processes. Also,

the feasibility of such a facility will be determined, including the benefits of to be outlined, including current and future opportunities.

Importantly, the Town's 10-year capital plan, specifically opportunities for an overall site plan for Jordan Lion's Park is critical to the planning as the Town has current issues with failing and aging infrastructure at this park (e.g., pool and arena). This analysis should be undertaken looking at the needs for sport infrastructure both in Jordan and across the entire municipality.

The following considerations and items requiring repair are scheduled to occur in the next two years. They include:

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| 2018 | Jordan Arena Compressor Replacement Facilities | \$80,000 |
| 2018 | Jordan Arena - New Roof Facilities | \$125,000 |
| 2018 | Jordan Pool Replacement Design Facilities | \$15,000 |
| 2019 | Jordan Pool Replacement Construction Facilities | \$1,000,000 |

Furthermore, there may be an opportunity for pool infrastructure dollars and partnerships as part of the proposed 2021 Canada Games Bid in Niagara.

Staff will be bringing a preliminary Memorandum of Understanding (MOU), to committee early in January to solidify this potential relationship.

All these variables must be considered in any decision.

ALTERNATIVES FOR CONSIDERATION:

None

COMMUNICATION/ENGAGEMENT OVERVIEW:

Communication activities will align with the public engagement consultation framework, committing to communicating updates on this item, informing the community and stakeholders of consultation opportunities, and developing a two-way communications tool to solicit input throughout process.

ALIGNMENT TO CORPORATE PLAN:

Determining the feasibility, working with private sector interest, and possible build of a new sports dome supports the Town's efforts in being open for business, creating an investment-friendly environment, and Identify arts, recreation and sports opportunities for all age groups. Additionally, the public consultation process reinforces the Town's commitment to better communicate with its citizens and stakeholders.

ATTACHMENTS

None