



Memorandum City of Thorold

905-227-6613

To: Mayor and Councillors
From: Manoj Dilwaria, Chief Administrative Officer
Geoff Holman, Director of Public Works and Community Services
Subject: Canada Games Park Update
Date: June 11th, 2020.

Staff have been working diligently with utmost transparency to follow the direction from Council as per the December 3, 2019 Council motion. Please see below the direction that was provided by Council motion and what actions Staff had taken to date (highlighted in blue):

Council Motion - Thorold Community Arenas Strategy- Canada Games Park Legacy Project

1. That Council approve a contribution of \$5 million for its share of the Canada Games Park Legacy Project having satisfied two of the three pre-conditions identified in Council Report PWCS2019-36 (May 31, 2019).

All consortium partners executed the Provincial Transfer of Payment Agreement (TPA) in March 2020. Thorold City Council provided unanimous approval to execute this agreement.

2. That staff be directed to work with the consortium partners to finalize the Definitive Agreements (in order to satisfy the third pre-condition) that will confirm the roles, risks and responsibilities of the ownership group before, during and after the Canada Games event.

As stated in the memorandum provided by the Director of Public Works and Community Services dated June 4, 2020, staff are actively participating in the ongoing negotiations of the outstanding Definitive Agreements for construction and future operation of Canada Games Park.

Once these agreements are prepared to the satisfaction of consortium partners, a staff report will be forwarded to Council for their consideration and authority to execute these agreements will be provided by Council.

3. Expenditures in the amount of \$200,000 be approved to offset the costs for outside professional services as required during the due diligence period.

The City of Thorold along with the City of St. Catharines and the Niagara Region have retained

the services of an external legal counsel to aid us in the preparation of these agreements. Staff is relying on outside legal advice in finalizing these documents. Additionally, a Project Management consultant is jointly hired to administer the project.

- 4 That the total expenditure of \$5.2 million be funded from Development Charges (\$3.69 million) and internal financing (\$1.51 million).

The total expenditure has been reduced as we will be collecting the building permit fees. Additionally, we are holding back funds for the site serving which will be remitted at the satisfactory completion of the project.

5. Future plans to re-purpose the Whyte Arena be referred to the Parks, Trails and Recreation Master Plan Update Study.

This is ongoing. The Parks, Trails and Recreation Master Plan will include discussion and recommendations on options to re-purpose this facility. The final report will be presented to Council later this year for their consideration.

Additional Information

Niagara Regional Council at their June 4, 2020 meeting adopted a motion to accept the assignment of the construction contract for Canada Games Park. The original model involved Canada Games Host Society having responsibility for the delivery of the project. This change will not negatively affect the City of Thorold. It simply provides the Region with more control over the project cost which they previously agreed to backstop, which was approved by the previous Regional Council. The City of Thorold will not be responsible for any cost overruns.

We continue to upload documents on website as they become available.

Please note that staff take direction from Council and will continue to proceed with current Council motions, unless directed otherwise.

If you have any questions please contact us at your convenience.

Yours Truly,

Manoj Dilwaria
Chief Administrative Officer

Geoff Holman
Director of Public Works and Community
Services