

# CGP CONSORTIUM - MANAGEMENT COMMITTEE MEETING MINUTES

Page | 1

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**Date:** Wednesday, November 2, 2022  
**Hosted by:** Niagara Region  
**Location:** Zoom Meeting  
**Meeting Chair:** Todd Harrison, Commissioner, Corporate Services, Niagara Region  
**Recorder:** Kathy Beach, Executive Assistant, Corporate Services, Niagara Region

**Attendees:**

Scott Johnstone Brock University  
Geoff Holman City of Thorold  
David Oakes City of St. Catharines

**Guests:**

Jeff Dixon Meridian Centre  
Ken Chan Brock University

**Regrets:**

Ron Tripp Niagara Region  
Manoj Dilwaria City of Thorold  
Lara Verdone Canada Games Park

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**1. Adoption of Agenda** – Approved

**2. Approval of Minutes** – October 19, 2022 - Approved

**3. Business:**

a. Consortium Finance Group Update (T. Harrison)

i. 2022 Year-to-Date / 2023 Budget

Todd indicated the consortium finance group met yesterday. ASM Global is working to finalize the September financials for the end of this week. They are also working on the draft 2023 budget for consideration, with a follow up meeting next week.

## ii. CGP Reserve Contribution – Final Memo

A memo was circulated to the group with the purpose to provide recommendations for how the consortium partners will contribute and administer the capital reserve fund outlined in the Consortium and Co-tenancy agreement and based on the final value of the building. All parties were in agreement with the \$414,000 contribution amount for 2023, however not everyone was in agreement with the 2022 amount, namely the City of Thorold, who had a challenge with their Council regarding additional monies.

Further discussions amongst the finance group is required to finalize the 2022 budget amounts, with an update to be provided at the next Consortium meeting.

### Recommendation:

For the Consortium partners to formally endorse the 2023 budget for planning purposes and to approve the required amount of \$414,000 per partner towards the capital reserve.

Agreed to by consensus.

## 4. Updates

### a. Independent Operator (IO) Transition (J. Dixon)

Jeff provided the following update:

- 2023 Budget – first draft reviewed with the finance group;
- Lease –
  - The Health and Wellbeing centre lease is being reviewed by Brock;
  - The lease agreement regarding the Brock Athletic tenant space is being reviewed by Brian Wilson, Niagara Region;
  - Met with Lacrosse who are interested in the space but concerned about the cost;
  - Jeff noted he met with a sports medicine group of three doctors who would like to use the north-west space that overlooks Rink 1 for a high performance, community focused sports medicine clinic. They have submitted basic information and their proposed vision for the space. Jeff was looking for direction from the consortium on next steps. Discussion ensued.

Recommendation:

Jeff to continue high-level conversations with the group until the Legacy Plan is finalized.

Agreed to by consensus.

- Deficiencies: Jeff indicated he is compiling a list of building and operating deficiencies for the consortium to review;
- Liquor Permit: Dave will confirm the contact name at the City of St. Catharines for liquor permit applications;
- Donor Wall Requests: The Host asked for additions to the donor wall, which Ron will review and finalize.

## 5. Other

**Next meeting:** Wednesday, November 16, 2022