

## Janzen, Heather

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**Subject:** FW: Email - Communication - Sherry Tarasoff - Arena Event Centre Site Selection and Public Engagement Results - CK 4130-14  
**Attachments:** 2022-11-16 Decision Report on Site Selection - questions.pdf

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**From:** Web NoReply <[web-noreply@Saskatoon.ca](mailto:web-noreply@Saskatoon.ca)>

**Sent:** Monday, November 14, 2022 6:54 PM

**To:** City Council <[City.Council@Saskatoon.ca](mailto:City.Council@Saskatoon.ca)>

**Subject:** Email - Communication - Sherry Tarasoff - Arena Event Centre Site Selection and Public Engagement Results - CK 4130-14

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, November 14, 2022 - 18:53

Submitted by user: [REDACTED]

Submitted values are:

**Date:** Monday, November 14, 2022

**To:** His Worship the Mayor and Members of City Council

**First Name:** Sherry

**Last Name:** Tarasoff

**Email:** [REDACTED]

**Address:** [REDACTED] Peterson Cres

**City:** Saskatoon

**Province:** Saskatchewan

**Postal Code:** [REDACTED]

**Subject:** 5.1 Arena/Event Centre Site Selection and Public Engagement Results

**Meeting (if known):** SPECIAL MEETING OF CITY COUNCIL - November 16, 2022

**Comments:**

I have some questions/concerns on the Decision Report (see attached). Thank you.

**Attachments:**

- [2022-11-16 Decision Report on Site Selection - questions.pdf](#) 469.9 KB

**Will you be submitting a video to be vetted prior to council meeting?:** No

## DECISION REPORT

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### Arena/Event Centre Site Selection and Public Engagement Results

1. What exactly does this mean in the context of a new arena?

Additionally, the project must be designed and developed in collaboration with the on-going efforts of other levels of government in supporting the needs of Saskatoon's vulnerable population. Saskatoon's long-term viability will need to ensure that growth, economic development, and meaningful amenities that support quality of life will be experienced by all residents.

2. No Triple Bottom Line analysis or evaluation has been completed yet. Why not?

Communications, Triple Bottom Line, policy, privacy, and CPTED implications will be considered in future reports as the project evolves.

As the proposed new arena is determined to be a Tier 1 initiative (Major Project), according to the [Triple BottomLine \(TBL\) Framework](#):

Because the TBL Decision Making Tool is meant to be completed at an early stage of the initiative's development, the Tool should be reviewed and updated prior to reporting in case the initiative has changed since the initial TBL evaluation.

3. Estimated cost to relocate the City Yards now could exceed \$200 million. What is the breakdown of these costs?

Long-term planning has been completed for future relocation of the City Yards to new satellite facilities and it is estimated that costs could exceed \$200 million to relocate the City Yards in its entirety. The estimated costs to relocate only a portion of City Yards

In [June 2015](#), it was estimated to cost \$92 million.

- City Yards Relocation  
The second phase of the Civic Operations Centre is to have the City Yards relocated from its existing location in the North Downtown district. An estimated \$92M is contained within the Plan. The Plan has funding for this starting in 2019 mostly covered through debt.

Why has the estimate more than doubled now? And that is after land has already been acquired in September 2020 in the Marquis Industrial Area for over [\\$16M](#).

**FINANCIAL IMPLICATIONS**

A purchase price of [\\$15 million](#) with a leaseback to Norseman for eight years with an annual rent payment of \$1.125 million to the City has been negotiated for 3815 Wanuskewin Road.

A market value appraisal report completed for the 3815 Wanuskewin Road property in 2017 estimated the market value to be \$17.3 million.

A purchase price of [\\$1.799 million](#) has been negotiated for 3802 Arthur Rose Avenue. At 3.81 acres, the purchase price represents a land value of \$472,178 per acre. The funding plan for these acquisitions is shown below.

And after a contract was awarded in September 2021 for almost [\\$1 million](#) to create a new city vehicle fueling station that would be transportable AND decommission the existing fuel station.

**Corporate Asset Management**

**Approved 2018**

**1361 AF-V&E FUEL STATIONS**

Project Status	Open	Year Identified	2010
Project Type	INFRASTRUCTURE REPLACEMENT	Manager	Jason Kennon
Asset Type		Est. End Date	-

**Project Description**

This project provides for the required replacement of the underground tanks and current vending and tracking system as well as associated electrical and lighting infrastructure.

**General Comments**

Construction of a new fueling site within City of Saskatoon downtown yards with above ground tanks which will meet fueling needs for next 20 plus years and are transportable if relocation required to new fueling site. Costs include decommissioning and reclamation of current underground tanks.

**RFQ #21-0265**

**V&E Fuel Station Relocation**

**Successful Bidder:  
Capital Petroleum  
Regina SK**

**Contract Award: \$904,840.00 (Excluding Taxes)**

4. The report details costs totalling \$67.3 million.

Financial Implications

The conditional agreement to purchase the Midtown Shopping Centre North Parking Lot includes a purchase price of \$25 million. Further details regarding the conditional agreement are provided in the companion report entitled "Downtown Event and

The agreement includes requirements related to relocating existing parkade and loading dock access ramps and establishing new parking facilities equal to what will be lost to the development of an arena/event centre at this location. While the costs of these obligations to the City of Saskatoon (City) under this agreement will not be fully understood until designs for the new facilities and infrastructure can be developed, it is expected that these additional costs will be approximately \$25 million, although most of this infrastructure will also support the new event centre/arena and new or expanded convention centre.

centre and ancillary infrastructure, and provide the City with more control in the development of the district. The Administration is finalizing the reports associated with those agreements and expects to bring those decisions to City Council in December. The total expected cost of these additional sites is \$17.3 million, and as with the Midtown site, the proposed funding source will be the Property Realized Reserve

Add in the recently purchased properties adjacent to Site A (**\$7.15M**) and it is **over \$75 million** before any master plan or arena design has even begun!

The purchase price of \$7,150,000 for the two properties is considered representative of fair market value.

Some of this will be covered with the Property Realized Reserve (PRR). In the [Capital Reserve Bylaw](#) under the PPR,

- (6) In order to determine the extent to which the Reserve is able to finance any loans, the Director of the Saskatoon Land Division shall, prior to the preparation of the Capital Plan, provide a detailed estimate of the Reserve's source of funds and expenditures for the next five years.

Has this detailed estimate been prepared and can it be shared publicly? While there may be sufficient funds in the PPR for these loans, what is the balance of the reserve after all of these land purchases?

5. Any idea on how the parkade and ramp relocation will be funded?

The agreement includes requirements related to relocating existing parkade and loading dock access ramps and establishing new parking facilities equal to what will be lost to the development of an arena/event centre at this location. While the costs of these obligations to the City of Saskatoon (City) under this agreement will not be fully understood until designs for the new facilities and infrastructure can be developed, it is expected that these additional costs will be approximately \$25 million, although most of this infrastructure will also support the new event centre/arena and new or expanded convention centre.