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## Additional Development at Prairieland Park

### Recommendation

That the information be received.

### Topic and Purpose

The purpose of this report is to provide additional information to the Committee to allow for consideration of the report presented at the May 29, 2017 meeting of the Standing Policy Committee on Planning, Development and Community Services (SPC-PDCS) regarding approval of additional development at Prairieland Park.

### Report Highlights

1. The City has a long history with Saskatoon Prairieland Park.
2. A comprehensive Lease Agreement has been in place since 1995.
3. Property of Saskatoon Prairieland Park is exempt from taxation pursuant to *The Cities Act*.
4. Saskatoon Prairieland Park collects amusement tax from every person attending the midway at the annual exhibition. That amusement tax is paid back to Saskatoon Prairieland Park by the City as a grant annually.

### Strategic Goal

This report supports the City's Strategic Goal of Asset and Financial Sustainability by ensuring the long term viability of Prairieland Park.

### Background

At its meeting held on May 29, 2017, the Committee resolved as follows:

- “1. That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:
  - a) That the addition of a skyride chairlift be approved;
  - b) That future modifications to the main vehicular entrance at Ruth Street and Herman Avenue be approved;
2. That additional reporting be provided on matters relating to Item 1 of the Concept Plan, including what the expansion in Phase 1 and Phase 2 would enable Prairieland Park to bid on that cannot be bid on right now; and
3. That the City Solicitor report back on the history of the Lease Agreement between the City and Prairieland Park.”

The report of Community Services considered at the May 29, 2017 meeting of SPC – PDCS is attached as Attachment 1 to this report.

## **Report**

Prairieland Park has provided additional information as requested by the Committee in the second resolution outlined above. The response of Prairieland Park is attached as Attachment 2 to this report.

The history of the relationship between the City and Prairieland Park is long and dates back to the early years of this century. Our relationship respecting the current site of the Exhibition Grounds dates back to 1908 and the then Central Saskatchewan Agricultural Society. In 1908, City Council agreed to submit to the ratepayers a bylaw for \$30,000.00 for the purpose of purchasing permanent grounds and the erection of buildings on the grounds. Those grounds and buildings to remain the property of the City and the Agricultural Society to have the free use of them for agricultural show purposes.

In 1911, The Saskatoon Industrial Exhibition Limited was incorporated, and with an apparently broader mandate, assumed the role formerly performed by The Central Saskatchewan Agricultural Society. In 1971, The Saskatoon Industrial Exhibition Limited changed its name to Saskachimo Exposition Ltd. which in turn subsequently changed its name to Saskatoon Prairieland Exhibition Corporation ("Prairieland").

Throughout this time period, there had been a variety of agreements and understandings between the parties regarding the use and enjoyment of the Exhibition Grounds, but no single comprehensive agreement had ever been entered into between the parties.

On September 13, 1993, City Council was addressed by representatives of Prairieland regarding the Exhibition's long-range plans and desire to redevelop the current site of the Exhibition Grounds. City Council was advised that in order to facilitate any such redevelopment, it would be necessary for the parties to enter into a formal agreement respecting the use and occupancy of the Exhibition Grounds. City Council resolved that the Administration enter into discussions with Prairieland regarding this issue.

At its meeting held on April 10, 1995, City Council approved the current lease between the City and Prairieland. This lease is Attachment 1 to the May 29, 2017 Report of Community Services (Attachment 1 to this report). The Report of the City Solicitor dated April 5, 1995, is Attachment 3 to this report.

Pursuant to section 8.01 of the Lease Agreement, Prairieland's use of the Exhibition Grounds is restricted to those activities authorized by *The Agricultural Societies Act* and the facilitation and promotion of agriculture, industry, education, culture, entertainment, sport and related activities. *The Agricultural Societies Act* was repealed in 2007.

Section 262(1)(m) of *The Cities Act* provides that "the property of every agricultural society, fair and exhibition incorporated or continued pursuant to *The Non-profit Corporations Act*" is exempt from taxation. Prairieland is registered as a non-profit

corporation in the Province of Saskatchewan. Prairieland does not pay property tax to the City of Saskatoon.

Sports on Tap is in a building located on the Exhibition Grounds. Prior to being Sports on Tap, this building was the Emerald Casino. Prairieland is the assessed owner of this building. This building is exempt from taxation by statute as outlined above. Sports on Tap is owned and operated by Prairieland. Thus, the historical exemption of this building continues as provided for by statute. The City Assessor reported on this issue at the December 2, 2015 meeting of SPC – Finance (Attachment 4 to this report).

Bylaw No. 7978, *The Amusement Tax Bylaw, 2000*, requires Prairieland to collect amusement tax from every person attending the midway at the Saskatoon Prairieland Annual Exhibition. As an incentive program for capital projects, the City has historically provided a grant to Prairieland equivalent to the amusement tax that is levied. For 2017, the amount of the grant is \$71,100.00 as seen at page 56 of the 2017 Budget Book.

### **Due Date for Follow-up and/or Project Completion**

No follow up is required.

### **Public Notice**

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

### **Attachments**

1. Attachment 1 - Report of Community Services – SPC – PDCS - May 29, 2017
2. Attachment 2 - Prairieland Park – Information Provided
3. Attachment 3 - Report of the City Solicitor, April 5, 1995
4. Attachment 4 - Report of Asset & Financial Management Department, December 2, 2015

### **Report Approval**

Written by: Cindy Yelland, Director, Planning & Development Law  
Approved by: Patricia Warwick, City Solicitor