

The following is a copy of **Clause D2, Report No. 8-1995 of the City Commissioner** which was **ADOPTED**, [REDACTED] by City Council at its meeting held on **April 10, 1995**:

**D2) Proposed Lease - The City of Saskatoon
and the Saskatoon Prairieland Exhibition Corporation
"Exhibition Grounds"
(File No. CC 4215-1)**

Report of the City Solicitor, April 5, 1995:

"Introduction

The City of Saskatoon is the registered owner of all those lands commonly known as the 'Exhibition Grounds', consisting of approximately 135 acres, and as shown boldly outlined on the sketch plan appended hereto. With the consent of the City, the Saskatoon Prairieland Exhibition Corporation ('Prairieland') has been utilizing such lands for its various purposes throughout most of this century.

In this regard, Prairieland has now contacted the City and advised of its long-range plans and desire to redevelop the Exhibition Grounds. In order to facilitate such a redevelopment, it will be necessary for Prairieland to conclude a formal lease agreement with the City respecting its use and occupancy of the Exhibition Grounds.

Background

The history of the relationship between the City and Prairieland is extremely lengthy, dating 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. At its meeting held on December 9, 1908, a Special Committee recommended to City Council as follows:

'In order to meet the deficit of 1908 and to provide for the successful carrying on of the Fair in the future, we recommend that this Council submit to the ratepayers as a bylaw for \$30,000.00 for the purpose of purchasing permanent grounds and the erection of buildings thereon. Those grounds and buildings to remain the property of the City and the Agricultural Society have the free use of them for agricultural show purposes; and in return for this the Directors of the Agricultural Society have agreed to hand over to the City all lumber and accessories at present owned by the Society on the City Park grounds.'

Debenture Bylaw No. 209 was accordingly prepared, approved by the ratepayers and passed. At least a portion of the current site of the Exhibition Grounds was subsequently purchased by the City, and placed at the disposal of the Central Saskatchewan Agricultural Society for the above-noted purposes.

On December 13, 1911, The Saskatoon Industrial Exhibition Limited was incorporated, and assumed the role formerly performed by the Central Saskatchewan Agricultural Society, and continued in occupation and use of what is now the Exhibition Grounds. 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, being the current occupant of the Exhibition Grounds.

Throughout the years there has been a variety of agreements and understandings between the City and Prairieland respecting the use and enjoyment of the Exhibition Grounds and the specific buildings situate thereon; however, no single comprehensive agreement has ever been documented.

Current Status

As noted, The City of Saskatoon remains the legal and registered owner of all those lands commonly known as the Exhibition Grounds. Prairieland desires to redevelop such lands over a period of years in keeping with a recently completed master plan. The first phase of such redevelopment contemplates the construction and provision upon the Exhibition Grounds of:

- (a) an 80,000 square-foot Class 'A' trade space facility; and,
- (b) a 100,000 square-foot livestock facility; and,
- (c) a 20,000 square-foot maintenance and storage facility,

together with the upgrading and renovation of the Administration Building, Grandstand and Race Horse Barns, and the general improvement and upgrading of the landscaping of the Exhibition Grounds.

In order to facilitate the financing associated with such redevelopment, it is necessary for Prairieland to enter into a formal lease agreement with the City whereby Prairieland's use of the Exhibition Grounds is formalized, and 'security of tenure' is assured. Towards this end, various discussions have been held with representatives of Prairieland respecting the terms and conditions of a leasehold agreement, culminating in the proposal set forth hereunder.

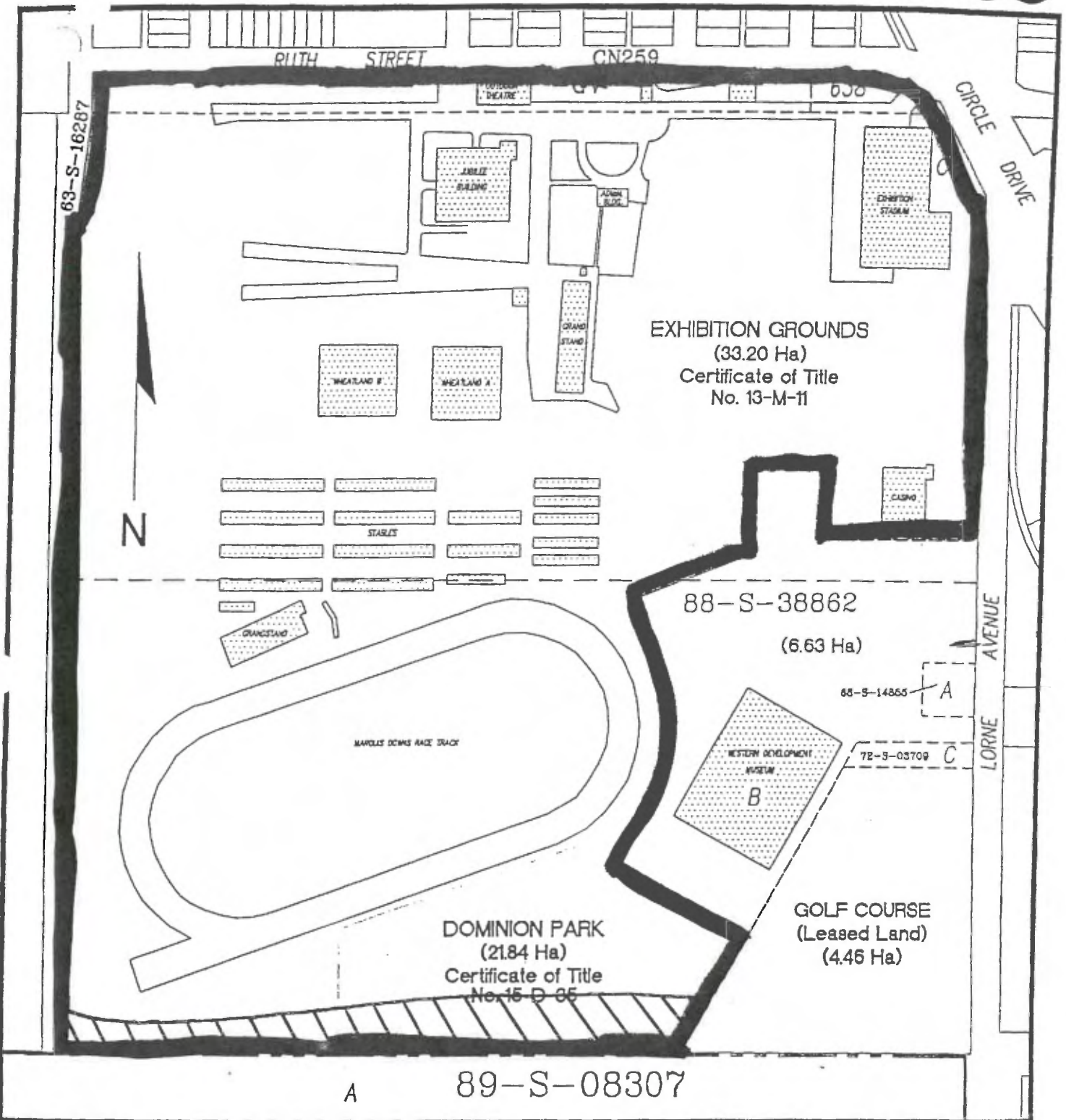
Proposed Lease

The major terms of the proposed lease agreement are as follows:

1. The Exhibition Grounds would be leased to Prairieland for a term of 50 years, with an option to renew for a further 20 years, for a nominal annual rental of \$100.00.
2. Prairieland's use of the Exhibition Grounds would be restricted to those activities authorized by *The Agricultural Societies Act*, and the facilitation and promotion in the City of Saskatoon and area of agriculture, industry, education, culture, entertainment, sport and related activities. Additionally, Prairieland positively undertakes to so facilitate and promote all such activities. Industrial and residential uses are expressly prohibited.
3. Except with the consent of the City, and only for the noted purposes, subletting would be prohibited.
4. Prairieland undertakes to commence the above-described first phase of the redevelopment of the Exhibition Grounds so soon as reasonably possible, and to complete same by the year 2000. All concept plans relating to such redevelopment are subject to the prior approval of the City.
5. Prairieland would be required to install a system of storm drainage upon the Exhibition Grounds which satisfactorily meets the requirements of the site, determined in accordance with generally accepted engineering practices.
6. All capital, operating, repair, maintenance and other costs or expenses of any kind whatsoever are the sole responsibility of Prairieland, and detailed undertakings are made by Prairieland with respect to the repair and upkeep of the Exhibition Grounds.
7. Prairieland would be required to annually conduct a traditional agricultural/industrial 'summer fair' and exhibition.
8. Prairieland would be required to yield up to the City, without compensation, all those leased lands required for the extension of Circle Drive, at such time as required by the City for this purpose.
9. With the consent of the City, a portion of the Exhibition Grounds is currently being used by The Saskatoon Golf and Country Club Limited as a golf practice facility. Prairieland has undertaken in a satisfactory form to continue to accommodate such use.

10. Prairieland undertakes to provide the City, without charge, all such utility service easements as may be required.
11. Prairieland undertakes to entirely indemnify and save the City harmless with respect to any and all activities conducted upon the Exhibition Grounds, and any claims, costs, damages, etc. which may flow therefrom.
12. Upon the expiration or termination of the lease, the lands and all improvements thereto shall absolutely revert to the ownership of the City without charge or compensation whatsoever."

- RECOMMENDATION:**
- 1) that the proposed lease between The City of Saskatoon and Saskatoon Prairieland Exhibition Corporation relating to the Exhibition Grounds, in the form described herein, be approved; and,
 - 2) that the City Solicitor be instructed to prepare the required Lease Agreement; and,
 - 3) that His Worship the Mayor and the City Clerk be authorized to execute such Lease Agreement on behalf of The City of Saskatoon, and affix the corporate seal thereto.



SKETCH PLAN SHOWING:

EXHIBITION GROUNDS, DOMINION PARK, WESTERN DEVELOPMENT MUSEUM AND LANDS LEASED TO SASKATOON GOLF & COUNTRY CLUB

DRAWING NOT TO SCALE
PLANNING & CONSTRUCTION STANDARDS DEPT.
DECEMBER 1993 R:EXHIB-R1.DWG