

MARKHAM LIVE (MISTA) COMMITTEE
Thursday, January 24, 2013
Canada Room

MINUTES

<p><u>Attendance:</u></p> <p><u>Members:</u> Mayor Frank Scarpitti (ex-officio) Deputy Mayor Jack Heath (ex-officio) Regional Councillor Jim Jones – Chair Regional Councillor Joe Li Councillor Valerie Burke Councillor Alex Chiu Councillor Don Hamilton Councillor Alan Ho Councillor Logan Kanapathi Councillor Carolina Moretti Councillor Howard Shore</p> <p><u>Regrets:</u> Councillor Colin Campbell</p>	<p><u>Staff:</u> Andy Taylor, CAO Jim Baird, Commissioner of Development Services Trinela Cane, Commissioner of Corporate Services Brenda Librecz, Commissioner of Community Services Gary Adamkowski, Director, Asset Management Mary Creighton, Director, Recreation Services Joel Lustig, Treasurer Alex Moore, Senior Manager, Purchasing & Accounts Payable Rino Mostacci, Director of Planning and Urban Design Don Taylor, Manager, Executive Operations Laura Gold, Council/Committee Coordinator</p>
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The Markham Live (MISTA) Committee meeting convened at 2:07 pm with Regional Councillor Jim Jones as Chair.

1. DISCLOSURE OF INTEREST

There was no disclosure of interest.

**2. MINUTES OF MARKHAM LIVE (MISTA) COMMITTEE HELD
DECEMBER 7, 2012**

Moved by Deputy Mayor Jack Heath
Seconded by Councillor Alan Ho

That the Minutes of the Markham Live (MISTA) Committee held on December 7, 2012 be approved as presented.

CARRIED

3. AECOM PRESENTATION

Regional Councillor Jim Jones welcomed the AECOM team and introduced Markham Council and Staff in attendance.

The AECOM team comprised of Ted Wilson, Wiktor Moskaliuk , Mario Lacobacci, Bill Palmer and Brett Fuller, introduced themselves.

The AECOM presentation responded to the following questions:

Company Overview

The Company overview must include your understanding and role in the MISTA project and how your company's demonstrated experience will lead to a successful outcome.

The company had the following experience:

- Expertise in finance, design, engineering and delivery of similar projects
- Global experience (e.g. Master Planning for the London Olympics)

Standard Questions

- a) Please identify the financial backing and resources available to you to construct and operate the facility including all programme elements.*
- b) Describe how you will be able to deliver (construct & operate) the programme elements at no cost to the City of Markham? If not, what municipal, government (Provincial and/or Federal) or other investments will be necessary? (Note: Markham did not receive a favourable response from the Federal Government related to the P3 Canada Fund)*
- c) Do you feel the MISTA structure as set out in the RFI document is commercially viable? If not, what adjustments (if any) in the sports facilities and/or what increase in development latitude would be required to achieve a workable mix?*

The AECOM team vaguely responded to the standard questions listed above. The team demonstrated AECOM's global experience overseeing the development of large scale sport complexes from start to finish, emphasizing that many of its projects were located in mixed use high density areas. A number of projects were displayed to the Committee and the importance of having a strong master and economic plan was stressed.

Open Forum Questions/Respondent Questions - Opportunity for City of Markham and Respondent to ask questions.

Members of the Committee asked the following questions:

Do you think it is possible to build the Markham International Sports Training Academy without any cost to the City?

A market assessment would need to be conducted to provide a fair assessment of the financial viability of the project and to assess whether city funding would be required. Through the assessment the revenue sources identified would be vetted and other revenue sources would be explored. The project would likely be financially viable if all revenue sources provided were vetted.

The more information the City can provide regarding potential revenue sources the greater the likelihood of attracting large investors to the project. The economic viability study will be a critical success factor to this project. The design and master plans are created next.

Could you provide an example of a similar project funded by AECOM that was privately funded?

The AECOM team was not aware of any projects that were solely funded through private funds.

Typically the city will provide some of the funding and take on some of the risk. The funding from the city may come in the form of providing infrastructure.

Do you think if the project was funded through a Public Private Partnership (P3) that it would be more viable?

In order for a P3 to work there would need to be a strong economic plan in place. Also, the project would typically have a government grant from another level of government.

Have any of you built a sport complex without an anchor tenant?

The AECOM team was not aware of any sport complex that was built without an anchor tenant.

What was the role of the city in building the Seattle football stadium?

The City of Seattle spent a large amount of time on the creation of a master plan and it established a Public Stadium Authority to oversee the maintenance and operation of the facility.

The majority of the revenue to finance the project was provided through private funds. However, the City of Seattle took on some risk with the undertaking of the project, as the anchor tenant could leave at some point in time. This would have an impact on the City of Seattle as it owns the stadium.

4. ADJOURNMENT

The Markham Live (MISTA) Committee adjourned at 2:56 p.m.