

Public Information/Feedback Proposed Chapples Park Indoor Turf Facility



Wednesday, April 25/2018 – 6:30 to 8:00 pm - Italian Cultural Centre

Facilitators' Notes

Public Information/Feedback Proposed Chapples Park Indoor Turf Facility
Wed., April 25/18 – 6:30 to 8:00 pm; Italian Cultural Centre, Gran Sasso Room
Note: A Facilitator will be assigned to a table of up to 7 members of the public

1. Proposed Indoor Turf Facility Location:

Through both the Recreation and Facilities Master Plan and the Chapples Park Master Plan, residents identified the Chapples Park as a potential site to be explored for a permanent, year-round indoor turf facility (as well as an indoor court facility).

Potential Benefits:

- Available, centrally located, City-owned land sufficient to accommodate such a facility
- Site offers integration of indoor/outdoor facilities – benefit for tournament/event hosting
- Chapples Park designated as prime location for 'turf' and 'court' sports – can result in efficiencies regarding park maintenance.

Potential Challenges:

- Will require site development
- A bit removed from commercial/business district

1. Do you support the Chapples Park location for the proposed indoor turf facility?

Yes or No? **31** (# of Yes) **1** (# of No)

If yes, why do you support this location? (List rationale provided by participants)

- Better for recreation opportunities,
- Available land space,
- Large and enough space to accommodate all field sports,
- Activities are already going on there,
- Sports hub,
- North/South side not far,
- Monies already invested; already has a hub,
- Centralized location,
- Room for expansion,
- Easy to access,
- No infill for future housing so wouldn't take away from housing developments in other parts of the City,
- Transportation systems have improved, and everything is within 10 minute's access
- Strategic position,
- Cluster of sporting activities in one general location.

If not, why not?

- The land needs work to build on it and will raise the price tag
- It is in a flood plain
- Drainage is currently a problem
- Need to look at traffic flow
- Very congested now with walkers, cyclists and drivers

Any other comments (Potential alternate locations?):

- Why are Selkirk among others not available? (*Facilitator Response: Selkirk is now St. Pats High School where artificial turf is located installed by School Board. Issue is that concrete footings need to be installed to support air supported structure and this would interfere with use of playing surface during spring/summer/fall*)
- Why can't the bubble be used? LPH? CLE? Conversion of a hockey rink?
- Canada Games Complex is more central, and the infrastructure is there.
- No more studies.

2. Proposed Facility Design Concept:

The project includes the following proposed key facility components:

- Pre-engineered, clear span building
- 1 full-size FIFA indoor turf playing surface (101.5 m x 68.5 m; 111 yds. x 75 yds.) that could be subdivided into 4 mini pitches (48.25 m x 32.25 m; 52.7 yds. x 35.2 yds.)
- 2 lane walking/running track (>318 -377 m)
- Agility lanes (4 lanes; 100 m); retractable seating for 900 (agility lanes not in use)
- 9 change rooms
- Mezzanine - food/beverage amenities; lounge and balcony overlooking outdoor turf facilities on upper level with capacity to accommodate an additional 600
- Washrooms
- Administrative office space
- Storage

The proposed primary use of the facility is soccer. Other possible uses for the facility include, but are not limited to walking, ultimate, football, baseball, drone competitions, cricket, lacrosse, trade shows, large community events/cultural gatherings, and a potential emergency evacuation centre.

Comparable facilities exist in Winnipeg (Winnipeg Soccer Federation North Home; Subway Soccer South Indoor Soccer Complex), Vaughn, and Minnesota.

1. What facility design elements do you like? Why?

- Like it all – meets needs of soccer community who have nowhere to play
- Accommodates multiple needs – rugby, football
- Promotes active recreation (as opposed to passive) (e.g. Event Centre – supported passive recreation)
- Booking space – is it enough? Concern about many groups wanting space. How is that going to work? Will groups that contribute financially get preference? (*Facilitator Response: Allocation Policy/Procedure typical approach to scheduling recreation asset.*)
- (*Member of public*) Facility will be able to accommodate many people and ages. Scheduling is key to balance demands.
- The different configurations of the field
- Change rooms
- Is there a referee's room? Need one.
- Like the track

2. Do you have any suggestions for facility design improvements? Why?

- Space/equipment for people to exercise while kids playing (potential revenue source as well),
- Banquet hall,
- More setting area,
- More concession area,
- Retail space, sport shop,
- Meeting rooms and rental office space,
- Don't think it would accommodate weddings,
- Ceiling height too low,
- Ceiling height has to be higher than 30',
- Minimum ceiling height needs to be 40',
- Want balcony all the way around to have better views for games,
- Have stands for each of the four quadrants for better viewing,
- Is it camera friendly (check with Sportsnet and TSN),
- Is there a press box?
- Is lighting sufficient for televising games (provision for additional lighting),
- Placement of additional lighting would require electrical access,
- Is it air conditioned – need air for sports tourism in off season,
- Need broadcast booth (permanent or temporary),
- Elevator to the second floor? Required by law,
- Mini medical facility – for St. Johns Ambulance etc.,
- A port to drive an ambulance into,
- Is the 30' height a restriction because of the foundation? (Perhaps, lands won't accommodate higher structure),
- Make sure it is designed for flexibility and expansion,
- Make sure that the turf is appropriate for the activities that will be hosted in the facility.

3. Can you identify any new, additional proposed uses/activities for the proposed facility?

- Larger events/conferences/educational events – such as 'Rendez Vous' – Northern Ontario School of Medicine (2012),
- Graduations,
- Trade Show (e.g. Hunter and Angler),
- Spring Show,
- Check with Chamber of Commerce/CEDC,
- Conventions,
- Home and Garden shows,
- Concerts,
- Scouts/guides jamborees,
- Large Pow Wows,
- Car and Truck Shows.
- *No knowledge of #'s that these events could bring in*

3. Potential Economic/Tourism/Event Hosting Opportunities:

Soccer Northwest Ontario, during their deputation to City Council in January 2015, suggested that the capital costs associated with the proposed facility be financed by the provincial and federal governments. Consultation by City Administration with representatives from NOHFC and FEDNOR suggest that based on current provincial and federal infrastructure funding programs, candidate projects must demonstrate

positive, net long-term economic benefits. They recommended that we complete more research on the proposed economic/tourism benefits associated with the proposed project.

1. Can you suggest any economic opportunities (eg. small business, professional services, storage space, etc.) that could be achieved through the proposed facility?

- TrySports,
- Indoor Marathon (e.g. held at LU Hangar),
- Tumbling program (preschool, younger age groups) – where equipment can be easily moved/set up/taken down,
- Retail – sports supplies
- These opportunities won't pay the bills – not a big revenue contributor,
- Concussion clinic,
- LU students help with clinics (personal trainers),
- Kitchen rented during off hours,

2. What facility improvements do you feel would be required to support the above economic opportunity?

- Proper drainage (*Facilitator Note: Reference was primarily directed to outdoor turf. Clarification required from Werner on cost of master drainage/grading study being applied to project – for whole park or just this facility development*).
- Need good access to the kitchen and good flow in the kitchen if rented out
- Condo development in the area would be attractive (building them on golf courses).
- Sufficient parking and easy entry and exit to and from the location.

3. Can you suggest any tournaments/events/clinics that may attract out-of-town participants to the proposed facility? If yes, can you describe the event and various quantitative measures associated with the event. (Facilitator: Please probe participants for tournament/event/clinic suggestions and gather as much detail as you can. Participants may not know all details. If they can recommend a contact to acquire more info, we would welcome this.)

- *Response: No specifics provided outside of general mention of ideas in #3 above*
- We won't get many events since all other clubs (Minneapolis/Winnipeg) only have to travel 1-2 hours to get to events that are currently happening (soccer). Why would they travel all the way here if they can attend an event close to home?
- Northern Ontario Cup could be held here.
- Would have more success with regional events
- We are well poised for National events.

D. Fundraising Strategies/Options:

Soccer Northwest Ontario, during their deputation to City Council in January 2015, suggested that the capital costs associated with the proposed facility, estimated to be approximately \$25 million, be financed by the federal, provincial and federal governments.

Capital costs required to support completion of requisite site studies (e.g. drainage/grading, traffic, parking, pedestrian connectivity, servicing), detailed design of facility/landscaping are projected to cost \$2.6 million. The additional minimum costs to support construction of the facility, as currently proposed, and adjacent landscaping is estimated to be approximately \$25 million (based on 2018 pricing, including project management fees).

A Stage 1 Application to NOHFC's Strategic Economic Infrastructure Program has been submitted to advance completion of requisite site studies, detailed design for a total approximate project cost of \$2.6 million. If the funding application for 50% of the project cost (e.g. \$1.3 million) is successful, in order to advance to the next stage, funding sources will need to be solidified and a resolution of City Council would be required.

Also, based on the current NOHFC Strategic Economic Infrastructure Program, the maximum amount of funding that would be awarded through a phased approach to support construction would be an additional \$5 million (in addition to above mentioned \$1.3 million).

The federal and provincial governments announced a new "Invest in Canada" infrastructure program in March 2018 that envisages a cost sharing program between the federal (upwards of 40%)/provincial (33%)/municipal governments (27%) which includes a potential community recreation stream. City Administration continues to monitor future announcements regarding project eligibility, application process, etc.

1. Do you support the City/municipality providing a financial contribution to support the detailed design/construction of the proposed project? Yes or No.

Yes or No? 21 (# of Yes) 0 (# of No)

However, 11 others said not until we know the following:

- Not until we know all the details i.e. geo tech information, transportation, real costs, real revenues, environmental assessments, land preparation.
- We haven't broken even or made money on any other facility. Why would this be different? There was consensus that the revenues were way too optimistic.
- Want it fully costed first.
- There is not a lot of provincial money to spend.
- Why put good money after bad – need to know full costs – not confident that the costs are accurate.
- Yes, I would support if these conditions are met.
- Need to verify the operating costs.
- Don't believe there will be a profit
- We are already subsidizing other sports, so it is okay to subsidize soccer etc.
- Still have open wounds from the Events Centre – put in lots of money for no result.
- We are moving from a resource town to a knowledge-based town, so people will expect these types of facilities – quality of life important.
- Fort McMurray is a good example of resource based with minimal quality of life. People don't settle in there.

General Comment: Maybe we should be looking at what is not being used and repurpose or dispose of such under- or not utilized facilities and reinvest in this project.

2. If yes, why are you supportive of a municipal financial contribution? Any constraints/conditions on a proposed municipal financial contribution?

- As long as pie is divided appropriately; recognition for in kind contributions.
- Because there is an identified need that is being underserved.
- Because it is affecting the quality of life of many residents and because it is affecting many families as well as the growth of many organizations in town.

3. If no, why are you supportive of a municipal financial contribution? Any constraints/conditions on a proposed municipal financial contribution?

N/A

4. Do you have any suggestions on other potential project partners, financing/fundraising strategies?

- Need to develop a fundraising committee with representation of all groups. Develop a fundraising strategy and implement it,
- Explore the P3 program (public/private partnership),
- Leverage our networks for major donations,
- Implement a room tax and use a portion of those revenues to finance this project.
- Develop a business model that may be attractive to local investors,
- Seek sponsorships through major sporting teams,
- Develop sponsorship levels for donation campaign,
- Buy a brick campaign,
- Presentation to Ambassadors Northwest,
- Approach pension funds and insurances,
- Debt Retirement Surcharge added to base facility rental fee,
- Sponsorships/Naming Rights (Facilitator Response: City will explore in 2017-18),
- Door to door fundraising,
- Bake Sale and other initiatives like this,
- Need to have a decision on support for project before going to membership to fundraise,
- Brandon partnered with the Agricultural Society,
- Partner with Exhibition Society,
- Tourism Tax to fund capital and on-going operational costs (this tax supports the Deck, Aquarium and Zoo in Duluth),
- Private sector naming rights,
- Need a major sponsor,
- I'm afraid user fees will increase if revenues can't be met,
- There is a financial role for all groups to come to the table to contribute (soccer, football etc.)
- SNO said they could contribute a certain amount over 5 years,
- Not for profits can tap into money that the City can't (maybe run by a not for profit),
- Users have to pay (can't give them this for free),
- City needs to come up with a life cycle plan, so it doesn't turn into the Tournament Centre (no reserves to fix it).

Other comments:

- We don't believe that the demand for soccer is increasing. Our league (Lakehead Express Soccer Club) is showing a decline in numbers playing soccer.
- The number of schools is declining considerably and our numbers for kids enrolled in soccer will reflect that.
- We will go way past the 27 million once everything is figured in.
- There will need to be a second access to the site.
- Need to spend at least 5 million before a shovel is put in the ground.
- Needs to be run by an independent operator like the City who has no ties to each group.
- There are only 60 hours a week of prime time use and this will need to pay all the bills.
- Everyone knows that there is no money to be made during non-prime time hours.
- Can't displace regular user groups with trade shows etc. They pay the bills.
- Don't plan on bringing in events during the in-season (displacing regular users). (In the off season – Have at it.)
- This will give adults a place to play.
- Why not combine the tennis centre building with this one? Wouldn't it be cheaper?
- Are there any issues with having a professional sports team and getting funding (The Chill would be considered professional)?
- Why not put up another dome?
- Can other sites be considered if cheaper. Canada Games Complex and Jumbo Gardens were brought up.
- Are we looking at other alternatives for soccer that are not as costly?
- Two soccer communities have built talent and skills
 - TBay needs a place
 - Kids are dropping out
 - No more injuries
 - Kids going away to play, scholarships
 - Tbay grows athletes – need to foster with a place to play
 - Tbay needs to be a welcoming community – soccer easy to play. Would help address racism and challenges in our community.
 - NWO relies on TBay to play/host northern communities.

E. For More Information:

Information on the project will be posted to

http://www.thunderbay.ca/Living/recreation_and_parks/Recreational_Activities/Proposed_Chapples_Park_Indoor_Turf_Facility.htm

Please ensure you have signed in on our roster and given us permission to contact you via e-mail to receive future project updates.