
Committee Members

Councillor J. Fullarton, Chair
Councillor L. Bursey
Councillor L. Journal
Councillor D. LeSueur
Councillor M. McFall
Mayor D. Henderson,
Ex-Officio

Areas of Responsibility:

Clerk's Office
Environmental Services
Finance Department
Fire Department
Human Resources Dept.
Operations Department
Airport Commission
Arena Advisory Board
Brockville Municipal
Accessibility Advisory
Committee (BMAAC)

CRCA
Cemetery
Health Unit
Joint Services Committee
PLMG
Police Services Board
Safe Communities Coalition
St. Lawrence Lodge Management
Board
Volunteer Awards

All legal matters [excepting the
purchase and sale of land]

Page

DISCLOSURE OF INTEREST

STAFF REPORTS

2-20

1. 2011-026-02
Land Lease - Brockville and Area
Community Sports Dome

25FEB2011

REPORT TO FINANCE AND OPERATIONS COMMITTEE – FEBRUARY 28, 2011

2011-026-02

**LAND LEASE – BROCKVILLE AND
AREA COMMUNITY SPORTS DOME**

**C.J. COSGROVE, P.ENG.
DIRECTOR OF OPERATIONS**

RECOMMENDATION

THAT the City of Brockville lease land to the Brockville and Area Sports Dome Association for a community sports dome under the terms and conditions contained within Attachment 2 to Report 2011-026-02.

PURPOSE

The purpose of this report is to provide land to a community group wishing to operate a sports dome.

BACKGROUND

The Brockville and Area Sports Dome Association is a not-for-profit association created to build and operate a community sports dome including facilities that could be used for soccer, lacrosse, rugby, football, lawn bowling, baseball, hockey, tennis, badminton, floor hockey, running and walking.

A copy of the business plan for the sports dome is included as Attachment 1 of this report.

Following an evaluation of possible sites for the sports dome, the proponents have requested that the City consider leasing to them the land north of the existing parking lot at the Rotary Field House (Memorial Park) on Laurier Boulevard.

ANALYSIS

The property in question is considered to be a suitable site for the sports dome. Water, sewer and utilities are readily available. It is expected that the existing parking is sufficient to serve the sports dome, soccer fields, tobogganing and skating. The outdoor skating area can be moved to the east parking area north of the M2 soccer field.

A lease has been prepared and has been reviewed by the City's solicitor and insurer (Attachment 2). Highlights of the lease include:

- Ten year term with an option to renew for an additional ten years
- Nominal lease rate as this not-for-profit organization is providing a recreational facility that will be available to the entire community
- Proponent responsible for property taxes (if applicable), utility costs, winter maintenance and grass cutting
- Indemnification and insurance
- Provisions for the removal of all structures and equipment at the end of the lease or should operations cease.

The Brockville and Area Sports Dome Association has agreed to the terms of the lease.

POLICY IMPLICATIONS

Council authorization is required to lease property.

FINANCIAL CONSIDERATIONS

None.

CONCLUSION


The proposed lease provides an opportunity for a new recreation facility to benefit City residents.



C.J. Cosgrove, P.Eng.
Director of Operations



D. Cyr
Director of Finance

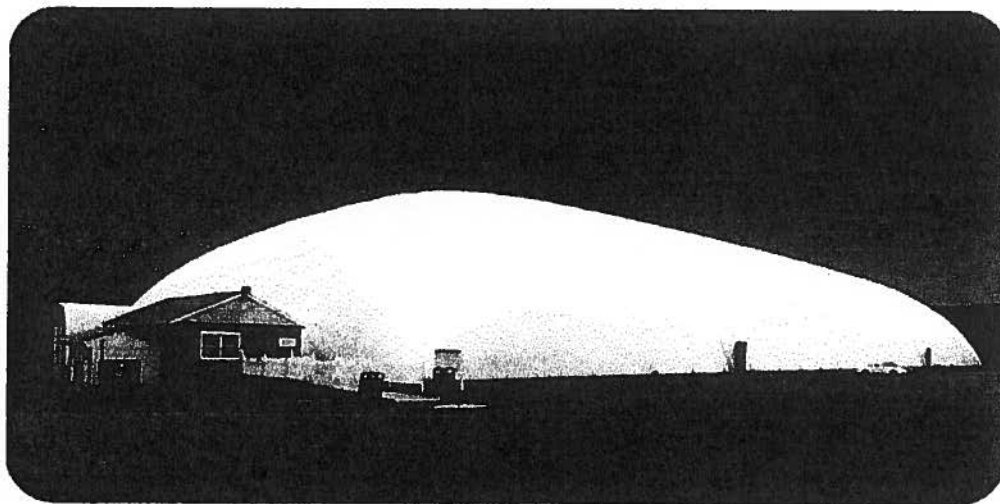


B. Casselman
City Manager

(LAND AREA)

Brockville Community Sports Dome Business Plan

January 2011



Mission

The Brockville Community Sports Dome will enable the residents of Brockville and surrounding area to continue to enjoy the benefits of exercise and sport twelve months of the year.

Having access to fitness and amateur sport that can be played all year round enhances the programming of our teams, contributes to the development of our athletes, and in turn levels the playing field between the city of Brockville and other municipalities which have enjoyed similar first class facilities for many years.

Access to Sports and Recreation is a Must

There is a physical inactivity and obesity crisis in Canada, particularly among children and youth. The New England Journal of Medicine suggests that the lifespan of our children could be 2-5 years less than our own. The facts support the need for interventions for individuals of all ages.

Only 9% of Canadian children and youth (aged 5 to 19) meet the recommended guidelines in Canada's Physical Activity Guides for Children and Youth (Canadian Physical Activity Levels Among Youth (CanPlay) Study 2005-2006).

Today, one in two Canadian adults is overweight (48%) with one in seven (15%) of adults being obese (Canadian Community Health Survey 2000/01, Statistics Canada).

People who are overweight or obese face a higher risk of developing a number of specific health diseases and problems, such as heart disease, stroke, cancer, diabetes, liver disease and depression. While other factors can also lead to these diseases, excess body weight alone increases the risk (Overweight, Obesity and mortality from Cancer in a prospective Studies Cohort of US Adult, New England Journal of Medicine Vol. 348, No 17 2003).

Sport and Physical Activity as an Intervention

Sport can be an effective intervention for reversing the dangerous trends toward physical inactivity and obesity among all populations. Canada's Physical Activity Guide published in 1998 by Health Canada identifies the benefits of regular physical activities. Among them are:

Better Health

Improved fitness

Better posture and balance

Weight Control

Stronger muscles and bones

Feeling more energetic

Relaxation and reduced stress

Continued independent living in later life

Providing kids with something to do and keeps them off the streets.

How does Brockville measure up?

There are a variety of opportunities in Brockville for citizens to become active and physically fit. The City offers many baseball fields, soccer fields, golf courses and walking trails which are enjoyed in the warmer months by individuals and groups, both recreational and competitive.

However, in the winter months, those groups wanting to continue with these activities must either cease their programs and start up in the spring, or compete with several other sporting groups for a limited number of undersized school gymnasiums. If this option is not available, some groups are forced to drive out of town to use facilities in other municipalities.

Bridging the Gap: The Brockville Community Sports Dome

The Brockville Community Sports Dome is designed to meet the needs of several different sporting groups in the Brockville and surrounding areas who are desperately seeking a place to play in the winter months as well as year round.

The dome is also designed to be a venue for sporting competitions which can help increase our ability to host events such as Winterfest and the Canada 55+ games.

The Structure

Air Structure Technology (Source: The Farley Group)

Air supported structures are supported solely by a slight change in air pressure within the fabric membrane using inflation fans. The membrane is manufactured from either 28oz or 32oz vinyl coated polyester fabric. A 15oz liner fabric is added to improve thermal and acoustic qualities.

In order to maintain the internal air pressure, specially designed revolving doors, pedestrian and vehicle air-locks are installed to allow easy access to the dome.

In addition to the primary heat and inflation unit, a standby mechanical unit powered by a generator is installed to protect the dome in the event of a power failure.

The fabric is anchored to a concrete grade beam which acts as ballast to hold the structure in place.

Size:

The Air Supported structure will be 330' x 120' x 36'.

Features:

The Brockville Community Sports dome will contain the following features:

Artificial turf soccer field approximately 200' x 90'

3-4 lane walking track or running panel around the edge of the soccer pitch

2 tennis courts/ basketball courts at the one end of the structure

Netting between the tennis courts and soccer pitch

Netting between the soccer pitch and the track around perimeter of the soccer pitch

Core Programs

The dome will be available for lease and /or membership in the following sports:

Soccer, Lacrosse, Rugby, Football, Golf (a driving range would be placed on one end with protective netting installed on the ceiling/sides of the dome), Lawn bowling, Baseball (training and conditioning), Hockey (training and conditioning), Tennis, Basketball, Badminton, Floor Hockey, Volleyball, Running, Walking.

The dome will also generate revenue through the following programs:

- Sports clinics – Professional coaches/trainers would come in to teach and train our coaches as well as our athletes
- Camps : March Break Camps, Christmas Break Camps, PA Day Camps
- Mini-concerts: For example, children's concerts
- Sports tournaments- to raise money for charitable organizations such as the Girls Inc., or the United Way
- Trade Shows

- Brockville Artisan Shows
- Brockville Farmers Market
- Christmas Craft Shows
- Concerts
- And Many More

Location

The proposed location for the Brockville Community Sports Dome is on Laurier Blvd., where the city's soccer fields currently exist. The site is proposed for the vacant land just north of the field house and the west parking lot. (Please refer to the Appendix for drawings of the proposed site). At this time this area is designated for outdoor skating in the winter; however an alternative site is currently being considered if the site were to be approved for the sports dome.

Who Will Benefit?

The Brockville Community Sports Dome will be a useful facility for numerous organizations within the community. Below is a list of specific organizations in Brockville that could benefit:

1. Sporting Groups

Brockville Bunnies Baseball

Brockville Blazers Basketball

Brockville Road Runners

Brockville Legion Runners

Brockville Minor Hockey

TISS/BCI/St. Mary's Track and Field and Cross Country Teams

St Lawrence United Rep Soccer

Brockville Blast Lacrosse

Youth Rugby League

Men's Touch Football

Youth Football League

Youth Indoor Soccer League

Adult Indoor Soccer Leagues – Men's Gunners, Women's Co-ed

Little League Baseball

Tennis

Brockville Rifles Badminton Club

Adult Volleyball Leagues – Men's and Women's

Lawn Bowling

Golf

Floor Hockey

St. Lawrence College Varsity Badminton

St. Lawrence College Varsity Soccer Team

St. Lawrence College Varsity Golf Team

*St. Lawrence College Varsity Cross Country
Team*

2. The City of Brockville

While the athletes of Brockville would benefit from having a first-rate sports facility in town, the City of Brockville stands to benefit indirectly in the following ways.

i) Sports tourism. Having a first rate sporting facility in town increases our chances to host several sporting events. As we have seen from the Canada 55+ games and the Winterfest events, the economic spin-off to the community through money spent on hotels, gas, restaurants and the like is huge.

ii) Better athletes: There are several local sporting groups which compete provincially and nationally. In recent years, we have cheered for the Brockville Braves, the Brockville Little League baseball teams, our Brockville Blazers basketball teams and our St Lawrence College varsity teams as they represented Brockville at Regional and Provincial and /or National Competitions. Having a first rate facility for the training and development of our athletes helps increase our chances at competitions and also puts Brockville teams on the map.

Financing Options

Mr. Ralph Farley has offered 3 different options for the proposed dome. All three are currently being reviewed and a decision has not yet been made at the time this plan was printed. The options are:

OPTION A

We enter into a 70/30 split partnership, wherein Mr Farley will supply the following:

1. 28 oz vinyl coated polyester OPAQUE outer fabric
2. 15 oz vinyl coated polyester liner fabric
3. 16 – 1000 watt hanging metal halide light fixtures with single ballasts, lighting wire, light cords plug sets, hang light mounting patches
4. 24 – 1000 watt metal halide light fixtures with single ballasts, lighting wire, lighting cord plug sets, light stands and guard assemblies on steel stands with pivot bases & anchoring hardware

5. 6 - emergency exits (single door, 1 emergency light pack per exit)
6. 1 – 3 leaf revolving door
7. 1 - pedestrian air lock (1 emergency light pack per air lock)
8. 1 - vehicle air lock (10 ' x 10' doors 30' long)
9. 1 - separate standby unit (standby and secondary fan unit)
10. 1—1.75 million BTU heat and inflation unit
11. Supply and supervise the installation of THE membrane, all doors, light fixtures, mechanical systems and insulation
12. Load calculations and construction drawings stamped by a qualified engineer
13. Freight to site
14. Onsite supervision of installation of air structure
15. Start up of mechanical equipment
16. 906 lineal feet of retention profiles for concrete grade beam

The above items total \$471,911.00, and would be leased to the partner group, with the option to buy Mr. Farley out over time.

OPTION B

Mr. Ralph Farley owns 100% of the dome and leases to the partner group. (There is also the option to buy Mr. Farley out over time in Option B).

OPTION C

The partner groups buys the “bubble” and the items listed above direct from Farley Group.

FUNDS REQUIRED BY THE PARTNER GROUP

Regardless of the arrangement agreed upon with Mr. Farley, the partner group (ourselves) will have to finance the following “non-recoverables” estimated at an approximate overall cost of **\$400,000.00**.

| | |
|---|---------------------|
| 1. Base Field preparation estimated at | \$90,000 |
| 2. Concrete grade beam around the perimeter of the structure estimated at | \$112,000 |
| 3. Electrical service and feeds to furnace, lights, standby equipment and entrance. - Further investigation is required but we have estimated | \$25,000 |
| 4. Natural gas feed to furnace and standby equipment – estimated at - \$15,000 (depending on whether or not it currently exists and/or is sufficient at the site). | \$5,000 \$15,000 |
| 5. Field Turf or equivalent. The supply and installation of the artificial turf is estimated at | \$90,000 |
| 6. Tennis Courts. The cost of construction and finishing of 2 tennis courts estimated at | \$70,000 |
| 7. Walking Track. The cost of a 3 lane track including asphalt paving 2 feet wide around perimeter is estimated at | \$40,000 |
| <hr/> | |
| Estimated Total | \$447,000 |

Note: A small portable building which can be leased is being considered which will house washrooms, change rooms and a front desk.

Proposed Operating Budget

1. The facility will be open all year round. We have broken the revenue estimates onto 2 time periods. They are October 1st to April 30th each year (30 weeks) and late spring, summer, early fall (22 weeks). The 30 week session will be provide the most revenue but revenues will be generated through the other 22 week period.

PROJECTED REVENUE: October 1 to April 30 (30 weeks)

1. Multi Purpose Field Revenue

Hours of Operation

| | |
|---|-----------|
| 1) Noon to 5:00 pm, Monday - Friday – 25 hrs x 30 weeks x \$50 per hr | \$ 37,000 |
| 2) 5:00pm to 11:00 pm, Monday – Friday – 30 hrs x30 weeks x \$50per hr | \$135,000 |
| 3) 7:00am to 11:00pm, Saturday & Sunday – 32hrs x 30 weeks x \$50per hr | \$144,000 |

Total **\$316,000**

If only 70% capacity Total **\$221,500**

2. Tennis/Gymnasium Revenue

On the basis the tennis courts are rented at \$15 per court (x2) for

50 hrs a week x 30 weeks 50 x 30 weeks x \$30 **\$45,000**

3. Late spring, summer, early fall use for Tennis Gymnasium

On the basis of only 25% of 30 week usage revenue would be **\$11,250**

4. Yearly On Site Advertising **\$25,000**

5. Naming Rights (\$50,000 over 10 yrs) **\$ 5,000**

Total Projected Revenue **\$307,700**

Note: We believe there are other opportunities for increasing revenue on the facility through:

- trade shows
- summer camps
- advertising

PROJECTED EXPENSES:

| | |
|--------------|-------------|
| Staff | \$65,000.00 |
| Utilities | \$40,000.00 |
| Insurance | \$ 8,000.00 |
| Maintenance | \$10,000.00 |
| Misc | \$10,000.00 |
| Accounting | \$ 3,000.00 |
| Farley Lease | \$75,000.00 |

| | |
|--------------|------------------|
| Total | \$211,000 |
|--------------|------------------|

Based on these figures the yearly profit would be **\$96,700**

Case Study 1: Glengarry Indoor Sports- Alexandria Ontario

Below is an example of a similar dome recently built in Alexandria Ontario in 2010 and is achieving success in it's first 6 months of operation.

Size: 280' x 120' X 36' HIGH

Features and Associated Costs:

| | |
|--|-----------|
| Site preparation including grade beam, electrical and gas | \$200,000 |
| 3 lane track approximately 200 meters (The BCSD is designed for a lane track) | \$ 42,000 |
| Construction of 2 tennis courts including asphalt and coating | \$ 7,200 |
| Artificial Turf | \$90,000 |

| | |
|--------------|------------------|
| Total | \$339,200 |
|--------------|------------------|

| | |
|---|---------------------------|
| Paid to Farley Group For Air Structure Package | \$434,000 plus HST |
|---|---------------------------|

HOW DID GLENGARY FINANCE PACKAGE?

Funds Raised:

- City provided land at no charge
- City council helped out by donating \$200,000.00
- Received \$400,000.00 each from Provincial and Federal Grants
- Received Infrastructure recreational grant (a council member was required to apply)

Examples of Revenue Sources for Alexandria Dome:

Memberships- donations in the following amounts with a plaque on the wall.

Platinum Memberships \$5,000.00

Gold Memberships \$3,000.00

Silver Memberships \$2,000.00

Bronze Membership \$1,000.00

Regular memberships:

Track Membership \$100.00 for 8 months

Added Programs \$20.00 per member \$75.00 non member

Tim Horton's Naming rights sold for \$50,000.00.

Health Unit Paying for Moms and strollers program

Diabetes Walkers for seniors

Learn to run Programs

Seniors Soccer teams -\$1400.00 includes 10 registrations 1 night a week
\$140.00 per extra player

Hours of Operation:

Primetime Monday to Friday 5pm to 10 30 p.m., Saturday 8:00 a.m. to 6:00 p.m.

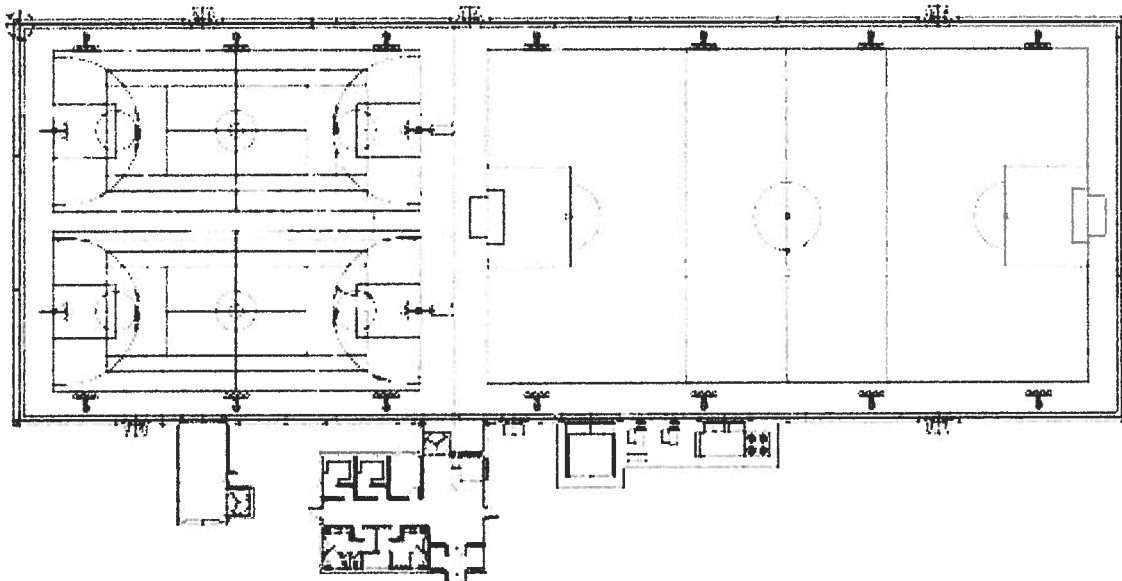
Usage:

Booked 40 -45 hours a week for soccer and other field sport activities.

Other Comments from council of Alexandria

"The Farley group has been amazing to work with and very helpful and we would highly recommend".

Case Study 2: Loyalist Sports Dome: Belleville Ontario



Features:

The Loyalist Sports Dome is a 39,600 square foot air-supported structure which features:

- FIFA approved Indoor Soccer pitch (180' x 98')
- 2 regulation-sized Tennis courts (78' x 36') with 18' spacing between
- 2 regulation-sized Volleyball courts (59' x 29'6") (within tennis court space)
- 2 Basketball courts (110' x 50') (within tennis court space)

Funds raised:

\$90,000.00 from the soccer community

\$45,000.00 from the city of Belleville

Usage:

2,000 people per week in the winter- most for golf, tennis and especially soccer

Revenue Sources: similar to Alexandria

Operating Costs for the first year of operation:

| | |
|--------------|------------------|
| Staff | \$51,000 |
| Utilities | \$49,000 |
| Insurance | \$6,500 |
| Maintenance | \$3,000 |
| Misc. | \$5,000 |
| Accounting | \$2,500 |
| Lease | \$75,000 |
| <hr/> | |
| Total | \$187,000 |

Hours of Operation:

Driving Range - 9:00 am - 4:00 pm daily

Artificial Turf Field 5 to 11 Monday to Friday

7 to 11 Saturday to Sunday

Tennis - 9:00 am - 10:00 pm daily

Total revenue: was approximately \$280,000.00 without operating in the summer for the first year.



THIS INDENTURE made this day of , A.D., 2011.

IN PURSUANCE OF THE SHORT FORMS OF LEASES ACT.

BETWEEN:

THE CORPORATION OF THE CITY OF BROCKVILLE

Hereinafter called the LESSOR

OF THE FIRST PART

- and -

Brockville and Area Sports Dome Association

Hereinafter called the LESSEE

OF THE SECOND PART

WITNESSETH that in consideration of the rents, covenants and agreements hereinafter reserved and contained on the part of the Lessee, the Lessor DOTD demise and lease unto the Lessee, its successors and assigns, said lands being located on Laurier Boulevard at the Memorial Park soccer fields, as shown outlined in red on the City of Brockville drawing attached hereto, for the purpose of building and operating a sports dome:

TO HAVE AND TO HOLD the said demised premises for and during the term of **ten (10) years and nine (9) months**, to be computed from the **1st day of April 2011**, and thenceforth next ensuing and fully to be completed and ended on the **31st day of December 2021**.

YIELDING AND PAYING therefore on **April 1, 2011**, and every year thereafter on **January 1** during the said term the sum of **\$2 (two dollars)** lawful money of Canada.

The parties hereto shall have the option to renew the said lease for an additional period of ten (10) years, provided that written notice of the intention of the party to execute this option is received by either party by the **1st day of July 2021**, subject to mutual agreement of the terms and conditions.

The Lessee agrees that they shall not sub-lease or rent the leased area without the expressed written consent of the City, which consent will not be arbitrarily withheld and that the City shall be given the first right of refusal to buy the building if the Lessee decides to sell.

The Lessee shall be responsible for all realty taxes levied against the said lands.

The Lessee shall be responsible for all utility costs levied against the said lands.

The Lessee is authorized to act as the Lessor's agent for purposes of compliance with Zoning By-Law and for applying for building permits.

The Lessee agrees to protect and save harmless the City, its employees, and agents from any claims, personal and property, from the use of the lands and premises described in the lease.

The Lessee shall maintain comprehensive general liability insurance in the amount of \$5,000,000 (five million dollars) per occurrence, with the Lessor as an additional named insured on the policy. The Lessee shall provide evidence of the insurance on an annual basis to the Lessor. The Lessee must provide 60 (sixty) days notice of material change, cancellation or termination of the insurance policy.

The Lessee shall be solely responsible to maintain the leased area in a safe and acceptable condition, including grass cutting, winter maintenance and garbage storage and removal.

The Lessee shall not enlarge the sports dome or construct additional structures on the property without the expressed written consent of the City.

The Lessee agrees that it will not carry on or permit to be carried on, any operation or activity on the said lands, which the Lessor, in its sole discretion considers to be a nuisance or danger to the public.

The Lessee agrees that it will not carry on any operation on the said lands that could in anyway contaminate said lands.

This agreement shall become null and void following six (6) months notice by either party to terminate this agreement.

The lessee shall pay to the City \$2,000 (two thousand dollars) annually. This money is to be held in reserve by the City for the sole purpose of returning the property to its natural state following the completion of the lease or in the event that the public operation of the sports dome ceases for a period exceeding 90 (ninety) days during the normal operating season. The first payment shall be due on January 1, 2012, and the subsequent payments shall be due on January 1 of the following years, with the final payment due on January 1, 2021.

IN WITNESS WHEREOF the Parties hereto have set their corporate seals as attested to by the hands of the proper signing officers in that behalf, this ____ day of _____ 2011.

BROCKVILLE AND AREA SPORTS DOME ASSOCIATION

THE CORPORATION OF THE CITY OF BROCKVILLE

Mayor

City Clerk

