



City of Brockville

Economic Development, Recreation & Tourism Committee Meeting Minutes

7:00 PM - Tuesday, November 2, 2021
Virtual Meeting

The Economic Development, Recreation & Tourism Committee meeting was called to order on Tuesday, November 2, 2021, at 7:00 PM, in the Virtual Meeting, with the following present:

Members Present:	Councillor Jane Fullarton, Member Tony Barnes, Citizen Member Jamey McTavish, Councillor Matt Wren, and Mayor Mike Kalivas
Regrets:	Nil.
Others:	Councillor Jeff Earle
Staff:	Ingrid Doucette, Administrative Coordinator, Jonathan Hanna, Administrative Coordinator, Arts Centre, Sandi MacDonald, City Clerk, Lynn Murray, Deputy City Clerk, Robert Nolan, Director of Economic and Development Services, and Phil Wood, Director of Operations

1. **CHAIR'S REMARKS**

2. **DISCLOSURE OF INTEREST**
Nil.

3. **DELEGATIONS AND PRESENTATIONS**

1. Accessible Kayak Launch

Andrea Ellis and Catherine Starr reviewed their presentation for the committee.

2. Ernie Fox Quay and Tunnel Bay Docking

Simon Fuller reviewed his presentation for the committee.

[Bytown Brigantine](#)

4. **CORRESPONDENCE & COMMUNICATIONS**
Nil.

5. **REPORTS FROM BOARDS AND COMMITTEES**

Nil.

6. **STAFF REPORTS**

1. SR2021-206
Brockville Arts Centre Update and 2022 Program

Moved by: Councillor Wren

THAT staff report SR2021-206 Brockville Arts Centre Update and 2022 Program be received for information.

For: Councillor Fullarton, Member Barnes, Member
McTavish, Councillor Wren, and Mayor Kalivas

CARRIED 5-0 on a recorded vote

2. SR2021-197
Local Economic Development Initiatives - Update

Moved by: Member McTavish

THAT Council receive Report SR2021-197 Local Economic Development Initiatives Update for information.

For: Councillor Fullarton, Member Barnes, Member
McTavish, Councillor Wren, and Mayor Kalivas

CARRIED 5-0 on a recorded vote

3. SR2021-203
Reynolds Park Redevelopment Concept

Moved by: Member Barnes

THAT staff report SR2021-203 Reynolds Park Redevelopment Concept be received; and

THAT Council approves the Reynold Park redevelopment concept;
and

THAT Council directs staff to prepare capital project business cases related to construction of the amenities featured in the Reynold Park concept for consideration during the capital budget exercise.

For: Councillor Fullarton, Member Barnes, Member McTavish, Councillor Wren, and Mayor Kalivas

CARRIED 5-0 on a recorded vote

4. SR2021-207
Dock Replacement Project – Tunnel Bay and Ernie Fox Quay

Moved by: Councillor Wren

THAT staff report 2021-207, Dock Replacement Project – City Harbour and Ernie Fox Quay be received; and

THAT Council direct staff to proceed with tendering of replacement docks according to the City's Procurement Policy; and

THAT the docks be funded by debenture.

For: Councillor Fullarton, Member McTavish, Councillor Wren, and Mayor Kalivas

Against: Member Barnes

CARRIED 4-1 on a recorded vote

7. **NEW BUSINESS FROM COMMITTEE MEMBERS**

1. Accessible Kayak Launch

Moved by: Councillor Wren

THAT staff consult with Paddle Brockville on their launch proposal and report back to the committee with options when the information is available.

For: Councillor Fullarton, Member Barnes, Member McTavish, Councillor Wren, and Mayor Kalivas

CARRIED 5-0 on a recorded vote

8. **EDRTC - CONSENT AGENDA**

Moved by: Member McTavish

THAT the following items as recommended by the Economic Development, Recreation and Tourism Committee be placed on the Consent Agenda:

1. SR2021-206
Brockville Arts Centre Update and 2022 Program
2. SR2021-197
Local Economic Development Initiatives Update
3. SR2021-203
Reynolds Park Redevelopment Concept

CARRIED

9. **MEDIA QUESTION PERIOD**

10. **ADJOURNMENT**

Moved by: Member Barnes

THAT the Economic Development, Recreation and Tourism Committee adjourn its meeting until the next regular meeting scheduled for December 7, 2021.

CARRIED

The meeting adjourned at 9:05 p.m.



Presentation for the City of Brockville - EDRTC

by Mr. Simon Fuller

November 2, 2021

1



A Good Partner

- The city shared its vision – we delivered
- We responded to all of the identified strategic economic drivers for this site
- On good faith invested, built and operated - for 10 years of 1-year leases
- The marina operations are a critical “leg” to our operations. The economic viability of staffing without the marina simply does not exist.

2

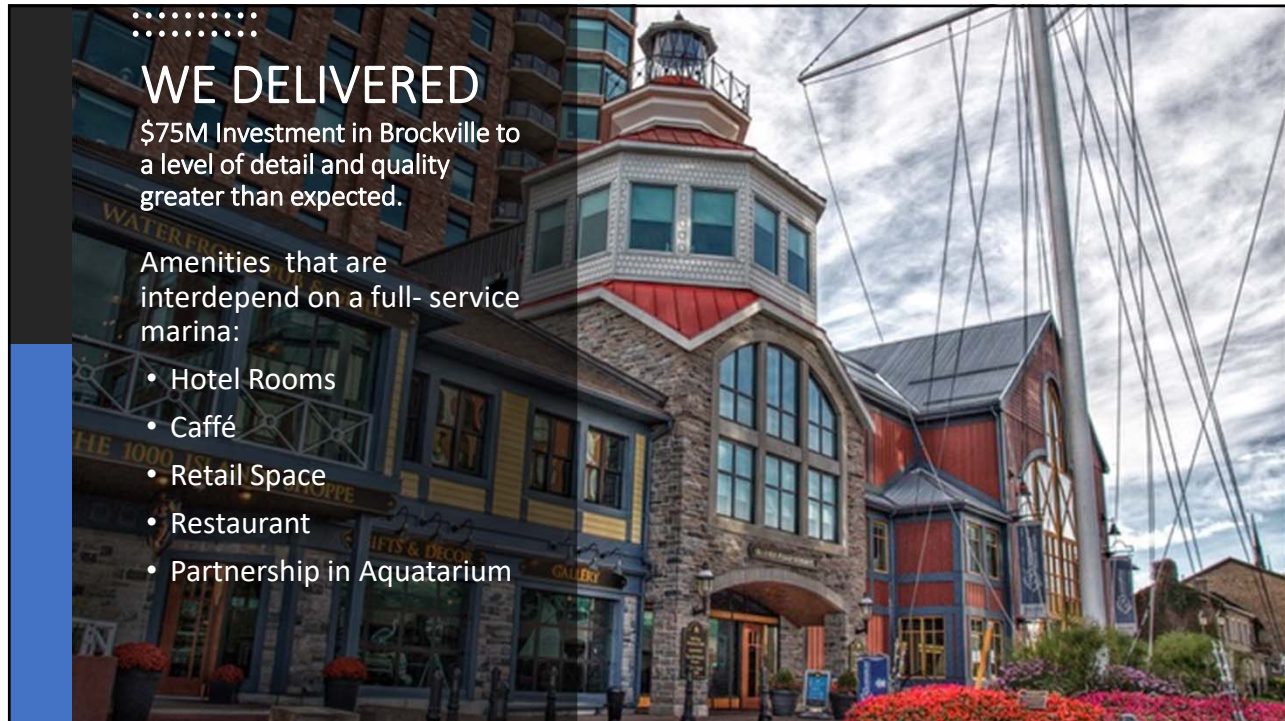
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WE DELIVERED

\$75M Investment in Brockville to a level of detail and quality greater than expected.

Amenities that are interdepend on a full- service marina:

- Hotel Rooms
- Caffé
- Retail Space
- Restaurant
- Partnership in Aquatarium



3



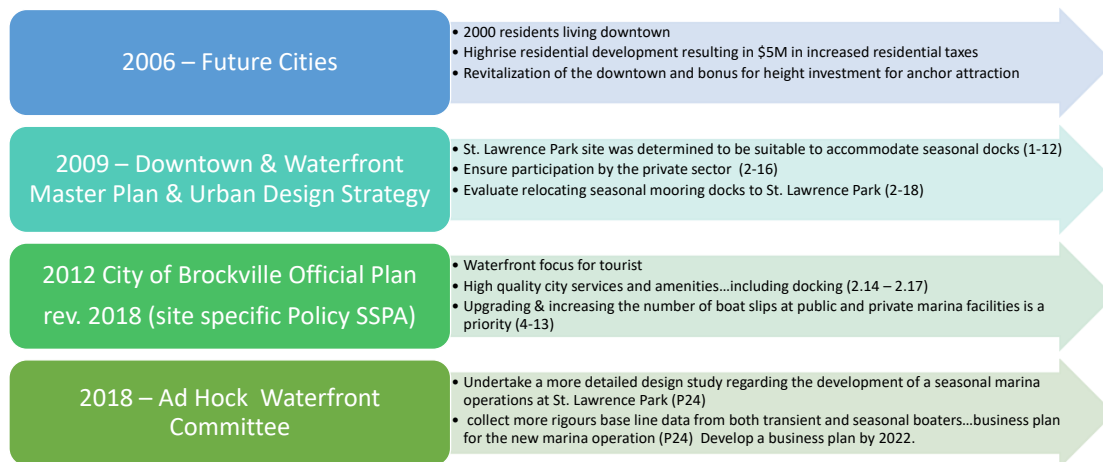
Businesses for Sale



CANCELLED

4

Your Plans



5

Tunnel Bay and St. Lawrence Park

- Follow the existing vision to increase the economic impact derived from enhanced marina facilities by providing seasonal docking at St. Lawrence Park, allowing for increased transient docking within Tunnel Bay, using innovative mooring designs.
- Follow the recommendations of the Waterfront Action Plan (October 2018) as detailed in the Market Demand Study Final Report of April 2018.
- 5. ***Develop a more detailed and specific business plan for the new marina operation.***
- 6. ***Undertake a more detailed design study regarding the development of a seasonal marina operation at St. Lawrence Park and a redevelopment/refurbishment with the slips in Tunnel Bay.***
- Develop an RFP for the design/build of the marina facilities in Tunnel Bay and St. Lawrence Park (In time for the 2023 boating season.)

6

The end of full service marina facilities in downtown Brockville?

- What was the support for the direction given to staff to take over the operation of Earnie Fox Quay without the necessary infrastructure to support the operation of a full service marina? (Showers, Laundry, Parking, Pumping)
- When was that decision made? What was it based on?
- The direction to remove the use of EFQ from TSL removes the viability of TSL being able to provide a full service marina. Is the city prepared to provide the services? On their lands? Or are they content to leave the harbour and downtown without this vital economic driver?
- Otherwise where are the parking, washrooms, showers and laundry for the boaters going? Where are the gas, diesel and pump-out going to be?
- What are the economic development impacts of not having a full service marina in Brockville's downtown?

7



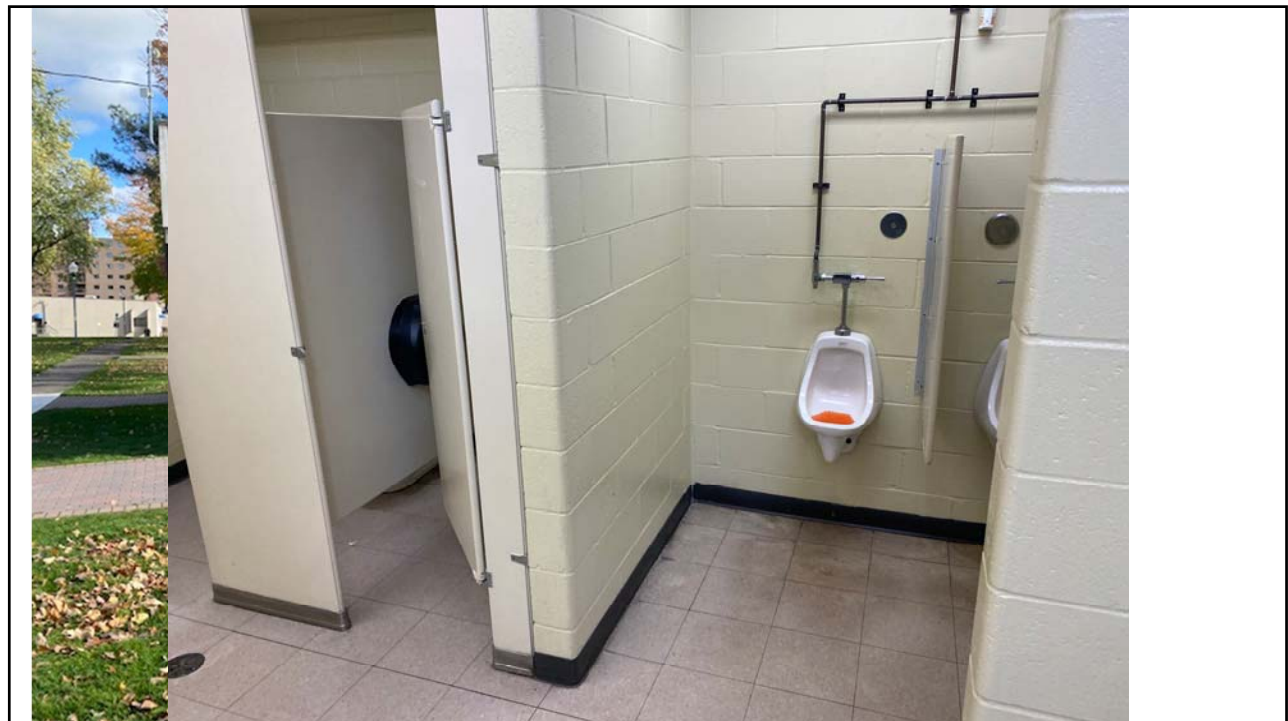
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The Trend - waiting lists

- Fitness Centres
- Clean and Comfortable Washroom Facilities
- Showers and Steam Showers
- Access to Swimming Pools
- Laundry Facilities Close by
- Restaurants, coffee shops etc.



9



10

In conclusion

- If the city agrees to enact the 25-year operational lease for EFQ (with options to terminate at 5 year increments), TSL is prepared to:
 - Provide new docks and utilities at EFQ and Bradstreet (either options A or C, City's choice) in accordance with the compliant and efficient design developed with Kehoe Marine.
 - Invest in new gas, diesel and pump-out facilities on TSL lands.
- *At no cost to the City with revenue sharing

The above is consentient with the councils' approval of January 12, 2010. Time is of the essence, in order to enact the above in time to have use for the 2022 season.