COUNCIL OF THE CITY OF WINNIPEG
Wednesday, December 15, 2010 (Special Meeting)

The Council met at 2:02 p.m.

The Clerk advised the Speaker that a quorum was present.

The Speaker called the meeting to order.

The opening prayer was read by Councillor Fielding.

ROLL CALL

Mr. Speaker: Mr. Speaker Councillor Nordman, His Worship Mayor Katz, Councillors Browaty, Eadie, Fielding, Gerbasi, Havixbeck, Orlikow, Pagtakhan, Sharma, Smith, Steen, Steeves, Swandel, Vandal and Wyatt.

INTRODUCTION AND WELCOME OF GUESTS AND ANNOUNCEMENTS

Mr. Speaker: Thank you, sir. We would like to read now the Notice calling the meeting.

Pursuant to Section 79(1) of The City of Winnipeg Charter, The City Clerk was directed by His Worship Mayor Katz to arrange a Special Meeting of Council on ***Wednesday, December 15, 2010, at 2:00 p.m.*** *to consider "Amendment to the Economic Development Initiative for the Redevelopment of the existing stadium site and the new stadium development at the University of Manitoba".*

Mr. Speaker: And we are joined this afternoon by Page Madison. Madison is a student athlete at Glenlawn Collegiate and she lives in Old Kildonan. (Applause) Our one and only delegation, Colin Craig.

DELEGATIONS

Colin Craig: Well, good afternoon and thank you for the opportunity to speak here today. I would like to begin by congratulating all Members of Council on their recent election victories and for the new Councillors this is quite an early introduction to some of the craziness that can go down at City Hall. A $190 million announcement one day; and an emergency Council Meeting the next day; to Vote on it. The only thing that's normal about today is the regular Council Christmas lunch at the Kum Koon Garden. As you consider the stadium deal before you I would ask you to consider the role of being an elected official. The democratic system is based on the notion that elected officials represent the views of their constituents. Given the deal that was announced just yesterday no one in this Chamber has had enough time to get significant feedback from their constituents. No doubt you may have heard your constituent's views during the last election but that was back during the good old days when the stadium cost $115 million and when the government assured us that Creswin was responsible for most of the bill, including of course the cost overruns.

Obviously, things have changed substantially and so have the opinions of many Winnipeggers as the deal spiraled out of control over the past couple of weeks the Canadian Taxpayers Federation has heard from many Winnipeggers, including die-hard bomber fans who feel the deal is becoming too expensive. Yes, you can be a bomber fan and still question this deal. Many taxpayers feel the price is too high as they are taking into account City Hall's claim that it has a $7.4 billion infrastructure deficit and suggestion it has no money to address that. The same taxpayers are taking into account the Province's budget, which shows that they expect to rack up $2 billion in deficits from 2009 to 2013. In other words many people want to sit in a new stadium but more and more taxpayers are saying it's a pricey proposition given the other cost pressures. Many taxpayers are thinking about their own situation. Most taxpayers understand that if a family's bread winner loses his or her job it's not prudent to go out and buy a brand new Porsche. You're probably asking well what's the alternative. After all, the Mayor and Premier regularly suggest Canad Inns Stadium requires 15 million in repairs and so does the Council Motion before you today. However, that figure includes more than just repairs and includes new luxury boxes and all kinds of other new amenities. The Report that figure comes from also shows the basic repairs are actually 14 to $25 million. The Report suggests that would also give the stadium another 10 years of life. That would also buy the Blue Bombers, the City, the Province another ten years to get their finances in order and conduct a proper stadium process. Think about that. With an extra ten years you would have plenty of time to consult with those who pay for the project, Joe and Jane taxpayer.

Some complain about the current stadium but one needs to remember, if it is so bad why did it routinely sell out a couple of years ago during Milt Stegall's record run? The bottom line is that repairing the existing stadium is an option. Given the Mayor's comments you might be thinking well what's the big deal? This project will only cost 12 and a half million dollars. However, I urge you to consider the real numbers. In addition to the 12 and a half million dollars, the City has also committed all property tax dollars from a redeveloped Canad Inns site.

It's true the current stadium doesn't pay property taxes right now but once it is developed, the property tax revenue is anything but a wind fall. After all, property taxes are in place to pay for a property's share of city services. So ask yourself this: If property tax revenue from a redeveloped Canad Inns site is being used for a new stadium, who will pay for the city services at a redeveloped Canad Inns site? For simplicity, assume a single condo building goes up on the Canad Inns site. If that condo building's property taxes are being spent on a new stadium, who will pay for that condo's garbage pickup, fire services, policing, snow removal and other city services? That is why it is incorrect to suggest that the deal will only cost the City 12 and a half million dollars. City Council needs to add at least half the bill of the $75 million TIF portion. Suddenly, you're not making a 12 and a half million dollars decision you're now at $50 million and counting. It is also not correct to count entertainment tax dollars as a contribution by the Bombers. It's true the portion of entertainment tax dollars that are raised at the stadium currently go back to the Bombers, but suggesting those dollars are courtesy of the Bombers is incorrect. That's like giving your friend $10, them giving it back to you and then suggest that your friend gave you $10.

Given all the erroneous numbers being put forward, the City and the Province's respective deficits and the complete lack of consultation with taxpayers, we cannot support this proposal. Our top recommendation is to delay the project and hold a referendum during the next provincial election. If taxpayers support this type of arrangement or a flat amount of funding, then we can support that. If they don't, then clearly people support refurbishing the existing stadium. Some will suggest that if we wait, costs will increase and no doubt that's true. But won't costs also go up for the City's roads and bridges that also need fixing? Recognizing the lack of support for a referendum at the political level we fully support the Councillors who have pushed for more time to consult with taxpayers. At the very least, you owe taxpayers that much. After all, the City of Winnipeg holds consultations before it builds small things like bike paths. Why on earth is a $190 million stadium proceeding without so much as an open house? Oddly enough, if you go on the City of Winnipeg's website right now, you; there is not a single mention of this project on the main page. It's a $190 million stadium project. If that's not worthy to go up on the City's website then I don't know what is. In fact, I checked my inbox and I didn't even see a single news release come out with the details on this project from either the City or the Province. I sincerely hope you will reconsider this decision it is simply unacceptable to ram this decision through Council without public consultation and in the middle of a busy Christmas season. Thank you.

Mr. Speaker: Any questions for Mr. Colin? Thank you, sir.

Colin Craig: Appreciate it.

Mayor Katz: First of all, thank you very much for being here today. Just a very short snappers for you. Number 1, have you had the opportunity to make a presentation at the Legislature?

Colin Craig: No.

Mayor Katz: Okay, that was very quick. Number 2, if you can just let me know, if you look at today when it comes to municipal property taxes, business taxes, and entertainment taxes, if you could just let me know how much we've collected in the last 40 years, what we collect today, and what you think with the status quo we'll collect in the next 40 years, I would appreciate the answer to that question as well.

Colin Craig: Actually I'll do you one better and I'll go beyond that because I know that misleading statement is out there, that simply there is no money being collected right now, so anything that does come from the site is a wind fall. But, I would rebut with, if a condo goes up on that site, Mr. Mayor, or a new store and they require city services, where and who will pay for those services if you're taking those dollars and spending it on a new stadium?

Mayor Katz: Mr. Speaker, I'll ask one more time could you just give me an answer to my question please, just a number. Any number you choose.

Colin Craig: Well, I'll share my answer if you share yours, how about that?

Mayor Katz: The answer is zero. Thank you, very much.

Mr. Speaker: Thank you.

Colin Craig: Thank you.

Mr. Speaker: Executive Policy Committee Report, Your Worship.

**REPORT OF THE
EXECUTIVE POLICY COMMITTEE
DATED DECEMBER 15, 2010**

Mayor Katz: Thank you, Mr. Speaker. First of all, I will introduce the Report and I'm sure we will have some good dialogue of that. Mr. Speaker what we're basically looking at is a project to build a brand new, state of the art, football stadium at the University of Manitoba, for $190 million. The key numbers that people should be aware of are 13 million, 75 million, and 85 million. $30 million is the number that the two levels of governments are giving, 22.5 from the Provincial government, and 7.5 from the City of Winnipeg. And in addition to that, there will be a TIF created of $75 million. These monies will be advanced by the Provincial Government and the TIF on the area will be used to repay the Provincial government. In addition to that, there is an $85 million amount which is basically a loan from the Provincial Government to the Winnipeg Football Club, who will basically repay that loan over four years with annual payments and with the lump sum payments. As we should know at this stage of the game, there is also a bubble, a dome that is part of this project which will be used as most of the year around.

Now, the realities are I guess people can debate, that's what we're doing right now. Do they need a new one? Do they not need a new one? If you look at the economic lifespan of that facility, most people who have been there, for any event, a football game, a concert, whatever the case may be, would probably tell you it's lived its economic lifespan. And you can always make a decision, Mr. Speaker, to invest money and that are you investing it or throwing it away when you're making repairs to an aging facility and are you addressing the real problems or the priorities? The facts are the City of Winnipeg is putting in $7.5 million into that project, that's number 1; that is new. In addition to that we would put in $1.3 million that would be our portion of a contribution to address some of the road infrastructure that has to be addressed in that area. In addition to that, Mr. Speaker, we previously committed, which was already approved by Council, almost unanimously except for one Dissenting vote, $2.5 million which is going in to the specific new training centre at the University of Manitoba. And $1.1 million, which would be in kind services, basically permit fees, which is a standard scenario that we do for major projects whether it's the MTS Centre or whatever the case may be. Total approximately 12.4 million that includes everything. Those are real numbers, Mr. Speaker. And that's what everybody should know.

So I think here is the question: We represent the City of Winnipeg and if you want to use the number 12.4 million, if for $12.4 million we are going to get a brand new, state of the art, $190 million facility, is that a good deal for the citizens of Winnipeg? That's the question here today. I say unequivocally, yes it is, it's a great deal. I wish we could always be involved in those kind of percentages. It almost adds up to what we usually get as far as our share of total tax revenue, Mr. Speaker. No doubt it's a good deal. As you know, the deal was subject to many conditions. One, we need to have a guaranteed, maximum price of $190 million. Two, it had to be ratified by the Board of the Winnipeg Football Club which was done two days ago. It also had to be ratified by the Executive of the University of Manitoba, which was done yesterday. Mr. Speaker, it's not like this is something new. This has been discussed in the media for quite a long time. We've known this situation. Would it have been nice if there was someone in the private sector who wanted to do this, it would have been fantastic. I was the first person to say that's the best deal you could ever get when Creswin proposed that deal. The realities are, that deal isn't there; it's not on the table. So, the Province, the City, the Football Club and the University of Manitoba looked at other options and the key thing is, the Board of the Winnipeg Football Club has prepared their business plan, and they've convinced the Province that they can repay it and if you look at the Report you'll see there are some specifics in the Report. They believe they can repay this. This will not cost the City of Winnipeg any more money. If you look at it, specifically states there is a clause "we will not contribute any more money". God willing, the football club has done their due diligence. The revenues will come in. And the revenue streams that they mention, Mr. Speaker, entertainment tax, that's real; it's going to come in. And I think it should be addressed that the Football Club, since I guess Winnipeg Enterprises Corporation, some of you may remember that, they've never ever paid entertainment tax; that money has always stayed there. Never paid a property tax; that money has always stayed there. Never paid business tax; that money is always stayed there.

The realities are there is an opportunity to basically move forward, build a new stadium, and then develop that site and yes, the incremental taxes, both Municipal and Province of Manitoba School Taxes, will go towards paying that off. And when that's done, Mr. Speaker, we will have a new revenue source. The realities status quo, will never have a nickel coming out of that facility. With that, Mr. Speaker, I urge Council to support this. I look forward to hearing comments and thank you very much.

Mr. Speaker: All in favour? (Laughs) Councillor Wyatt.

Councillor Wyatt: Don't all jump up at once. The one dissenting voice the Mayor referred to last April was myself, and I'm going to speak on the matter again, Mr. Speaker. I'm not going to repeat what I said back in April, because clearly, I thought I gave a great speech and I thought the Premier was taking notes because I know he watches these Council

meetings but he didn't adopt any of the ideas I suggested, so it fell on deaf ears, surprise, surprise. So Mr. Speaker, I want to; I stand by this speech of course and the ideas as presented. But you know, some of the concerns I want to speak to, Mr. Speaker; and I'm not going to speak too long, hopefully, is you know, the fact of the matter is, the first thing we have out of the gate since the civic election is this issue, it seems it's a big issue that we're dealing with. And, you know, I find it ironic, Mr. Speaker, that we as a City have been raising issue after issue, after issue, with the Province, and we have been running into a brick wall on some of the significant issues that we've been trying to address. Question Period earlier this morning, I raise the issue of the $189 million, Mr. Speaker, road infrastructure, and bridges that we want spent from Building Canada. We still don't have any idea when that will be resolved. We as a Council have decried or the Mayor has decried the 350 million estimate that we have to spend on nutrient removal; nitrogen removal, Mr. Speaker. We still don't have a response from the Province on that. We still don't have any agreement for the $260 million, Mr. Speaker, that was announced in 2007, towards the treatment plants. We got $4 million out of the biggest stimulus package in the history of this country, Mr. Speaker, $4 million for bike paths. And, Mr. Speaker, it was mentioned earlier that the long festering issue of the health inspectors. Yet, when the Premier barks, the Mayor jumps. And here we are today. Mr. Speaker, this clearly is being fully funded from what I can see, by the Province, except for the little bit the City is putting in. This is the Provincial Government's issue. This is their project, and we are accommodating them. Yet our issue after issue after issue that we've been raising with Broadway, seems to be ignored. Mr. Speaker, I think it's time that we start defending Winnipeg's interest's first and pushing Winnipeg's Agenda. This may be the Provincial Government's Agenda to build a stadium but we as a City Council, and we've been pretty unanimous on a lot of these issues, have been pushing them and taking it to the Province and it's been going nowhere.

And Mr. Speaker, the final comment I want to say is I'm not so much against; I know the Taxpayer Federation are against the TIF and all this sort of thing, you know I think it's a practical way to get something done; it's a way to solve the problem. But you know, Mr. Speaker, the concern I have here is in the way that this was handled in terms of bringing this forward to this Chamber. There are reasons why we have rules on notice and notification. The fact of the matter is, Mr. Speaker, we know that this deal has been done for weeks now. We know that. There could have been more than enough time to make this information public, and I guess the question I ask, Mr. Speaker, if this is such a good deal, why wasn't it brought forward public early on to allow the clear light of day, public transparency, and public discussion on this item? Why wasn't it' if it was such a great deal? And I'm assuming; I want to take the Mayor for his word that this is a good deal. But then why wasn't it brought forward when the deal was done and opened up for everyone to have a look? You know; and I don't fault Members of EPC because I think the level was up here. Mayor and Premier, I'm assuming that EPC probably found out about this last week, maybe even late last week I'm guessing, but I don't know. And you know, Mr. Speaker, I believe Council here deserves a little better, instead of having this show that we have going on. I mean, it's kind of reminiscent of an old holiday western movie; a show down at the O.K. Corral, you know, high noon at the O.K. Corral, and heaven forbid if don't have your gun out right, that's it boom, boom you're down, right? I mean come on, like this is ridiculous, Mr. Speaker. I think we could have had a discussion, and you know what, Mr. Speaker, I think it's a question of trusting; maybe the issue is a question of trusting what the public might say or what the input might be coming back from the general public. Maybe it was an issue, Mr. Speaker, of the fact that the Provincial Conservatives, and the opposition, have been hammering the government, Question Period after Question Period, after Question Period, on this issue. And surprise, surprise, the session ends on Thursday and all the results start coming out on the deal, trickling out Friday and Monday and now, Tuesday with a Report coming Tuesday. The session is over.

Mr. Speaker, I would like not to think that that's the case, the cynical side of me thinks it is but I would like to think more optimistically. So I want to know why and maybe the Mayor can address this, why this wasn't brought forward when the deal was done? Let the facts be demonstrated that this is a great deal for the citizens of Winnipeg. Why the rush and why the rush to judgment? We knew; if the thought was there, the tenders were in. They knew the tender price at the beginning of October. The tenders are in. We knew about this December 15th deadline. And when the deal was done they could have brought it public that the time, the information for discussion. And I think that would have been healthy. I think it would have been healthy, and I think it would have cleared the air of a lot of the concerns, Mr. Speaker. That's all I have to say. You know, I just think the Chamber deserves better in terms of that information flowing and being treated in a way; we have these rules for a reason and they exist there for a reason, Mr. Speaker, and as far as I'm concerned, because of that and because of my previous comments I stand where I stood before. Thank you.

Mr. Speaker: Councillor Steeves.

Councillor Steeves: Thank you, Mr. Speaker. The inclination of course is to make all of these decisions and discussions about money, isn't it Mr. Speaker? I'm going to start by saying although money is obviously important and part of the discussion, when it comes to things like the Winnipeg Blue Bombers, the discussions never purely about money. I'll take it a step further. When it comes to professional sports, from a municipality's perspective, the discussion is never purely about money. If indeed municipalities cared only about the bottom line when it comes to professional sports, there probably would be no professional sports. We shouldn't under estimate the way this community feels

about this football team. That's been kind of lost here. This City, God bless them, team arguably does or does not deserve its love in recent years, but they care a great deal about this football team. The football team, for its part, is probably the biggest show in town. It is probably, from a tourism perspective, the biggest single entity for bringing people to this Province. This football team is in the context of Manitoba economics, a proven entity and it deserves our respect and it deserves to be treated as such. Yes, it has been a tough few years for this football team in terms of on field product and you can even make the argument that the off field product has been a challenging as well. But still, this is a City that cares a great deal about this football club and this football club is inextricably intertwined with the identity of this City.

This is an exercise, again, in building this community and we have to think about it as such. Having said that, if we must look at this from purely a economic stand point from only the numbers perspective. You've heard the numbers from the Mayor, I'm not going to repeat them, and they've been off quoted many, many times. This is arguably the best financial deal that has ever been struck by a municipality for a new stadium. This is only marginally more money than we spent on Bronx Park Community Centre. And we're going to receive in exchange a $190 million facility for our football team and, develop a portion of our City that I think is probably going to be better served as a commercial, residential or whatever type of development that it ultimately winds up being. We'll start by acknowledging, Mr. Speaker, the problems with the current stadium, and we've all been there. I think everybody here agrees that this stadium is not a source of great pride for this City. Terrific memories wonderful fabric of the City. Who among us in this Chamber has not had a great time at that facility? But it will not last forever. There are many people out there who are saying that this facility is already at the end of its useful life. The comments of course about how much it would cost to reinvest in the stadium, would it be 20 million, would it be 30 million or would it be 50 million? We don't really know. Here is one thing we do know, our first gasped efforts at predicting numbers is not always that great and it's rarely too high. So if people are throwing around numbers like 30, 40 and $50 million, I wonder what the ultimate number would actually be. I hate anecdotes generally speaking, but I will use one here, Mr. Speaker. I recall at the Grey Cup, standing in line to get a drink for one of my friends, standing behind two people from Calgary, wearing their Calgary jerseys, and I'll never forget the way it made me feel to hear the one person say; that didn't know I was listening, to say, "Wow, this stadium is really, really terrible." His friend said, "Yeah. I will never complain about McMann Stadium ever again." It's an anecdote, but I can't tell you how not proud that made me feel as a Winnipegger. Do you want to fix the new stadium? Do you think it merits that, Mr. Speaker? If you're sitting here and someone is saying that you don't think this stadium should be replaced or fixed, then with respect, I disagree with you. If that is your position, if what you are saying is you want to fix it instead of build new, consider what I've already said about the municipality's position on this financially. But also consider it from a City building perspective. Ultimately going forward, 10, 20, 30, 40, 50 years, do we want to keep going back to that, the Ol' Winnipeg arena? Looking back, would it have made more sense to invest in something better? When we ripped off the roof and built the upper decks which were, by any subjective measurement, horrible places to watch a sports or entertainment event. Would it have made sense at that time for this City to have looked at doing something newer and better? What would we be looking at today? Would the hockey team have left? We don't know but you can make a pretty strong argument they wouldn't have. I love the idea of building the stadium at the U of M. I'm an alumnus and many of you are as well. But in my opinion, that campus has always been a bit under developed. This is not land that we could ever realistically hope to receive any tax revenue from in any event. Polo Park is obviously a different story and ultimately, this City will receive the benefit of that. But, I think it will be great to have that facility located there for the University Football Team, but also for that campus. My understanding is, that this campus of 30,000, 40,000 students, does not currently even have a bar. I don't know if that's accurate but this is what I've been told. The issue of consultation is always one we deal with, isn't it. Again, I'm in a position of standing here, feeling as though we have been discussing this nonstop, with the citizens of this City for the past 2, 3, 4 years. I can stand here as one of the elected City Councillors in this City and say, "I know how my people, in my part of the city feel about this issue, better than any other issue that faces this City". I just got finished knocking on 20,000 doors, just like you did. The issues at the door, with respect to the football stadium, could be summarized very, very clearly. There is a very small percentage of the people that did not want to go down this road and did not believe that investment in a football stadium was wise. They were, in my estimation between zero and 5%.

Mr. Speaker: Councillor Vandal moves Extension. All those in favour? Opposed? Carried.

Councillor Steeves: The balance of people who commented on the state of the football stadium had invariably two main concerns and those concerns were; this is not expensive enough. You cannot build it for $115 million, do not cheap out on this new facility. If we're going to do it, do it right. This is going to sound familiar to all of you because you just got through knocking on umpteen thousands of doors and if they said it in St. Vital, they said it in St. Boniface, they said it in Fort Rouge, they said it in St. James, they said it in Old Kildonan and every where else in between. The second thing they said was "I'm not crazy about the idea of this City losing community ownership of this team." There is a tangential debate about the community ownership portion, the way the team is run but that's not for today's discussion I wouldn't say. But, people were very, very strong on the issue that Winnipeg should not lose, or the football club should not lose control of this football team. I think the reason that people are genuinely very supportive of what we're doing is

due in no small part to that fact; that this team will stay as the Winnipeg Football Club, not privately owned. I am glad that we're not putting this over for more discussion, more issues, as the obvious problems with the issues of the tenders expiring today. If you stand up here today and say in front of this Council that you have not heard from the people to an adequate degree on this issue, I would suggest that you have not been talking to the people. Thank you, Mr. Speaker.

Mr. Speaker: Thanks, Councillor Steeves. Councillor Orlikow.

Councillor Orlikow: First of all I would like to thank my colleagues today that allowed this process even to be slowed down for a few hours, because that did allow me the opportunity and I'm sure some scrambling for our Administration to provide some of those answers that came out of the presentation on Monday, and also came out of when the Report was actually tabled, just yesterday. So, again, I have been doing my research as fast and hard as I could and reached out to my community as much as I could; to try to get in this incredibly short period, some kind of feel on what the facts are on the table. The deal has changed substantially. There is no longer a private partner. To me that's a substantial change in the deal, we should try to reach out and say how are we going to do this now and what's going on? What are the other details have changed and maybe that the public needs to be aware of? Again, the time frame was quite short. At the end of the day, and the reason why I believe the public should have been more consulted and I still believe they should be, is that this is a good project; this is an exciting opportunity. And I do want to have input from the community. I don't want them thinking I was cloak and dagger stuff is happening. I want them to be able to say, oh now I understand and now I support this. So that; that is something I do believe that should have happened but it didn't happen. But I also want to thank the Administration that in the last four minutes, have actually sent me an email with questions, 8 questions answered and quite well. Those questions that they answered I'll just quickly brief why they were. Some of the liability issues that I wasn't too sure about. What happens if the land isn't developed, what happens there, who is on the hook for that cash? Will that cash come from General Revenue from our Capital Budget? Well, I've now been told by the Administration quite clearly that no, that will not happen. The Province is covering that. So again, that reassures me. The other one was, when I was researching an earlier Motion the Airport Vicinity Protection Zones. Can we actually build a high rise there? The By-laws state you can't because it's an Airport protective zone. Again, after I had an opportunity to hear from the Administration, actually over lunch, we had a quite energetic table. I was told, quite clearly, that there have been some apartment blocks in that Airport Vicinity Zone that actually have been built in the last few years. So again, that sets a precedent that maybe this development plan is possible and therefore maybe those revenues will be provided. So again that's very positive. I also found out that there has been due diligence related the Creswin tenders. I don't know what Creswin tendered out and how they tendered it; it wasn't our process; I'm concerned about that. However, the City of Winnipeg and the Province have indicated they have done their due diligence on that and I trust them on that. So again, another check mark that allows me the opportunity to be able to stand before my constituents; those that support this, or don't support this, to say this is why I decided to support this. And again, I have been; I have had the opportunity and we've heard it around the table today and it's come from other places, why don't you take all this new money you're putting into the new stadium and fix my roads? Again, that isn't an option here as I tell them, the only option that money created is that we have to be able to use that money from the Stadium Site so we're going to have to either decide not to have a Bomber Team and not relocate them or relocate them. And I share with Councillor Steeves and many other Winnipeggers we need our Bombers. They are integral to our history and I believe to our spirit. So we do need the Bombers. The option of not having the Bombers Team, to me is not an option. So we have to relocate them. Therefore, if we left them there, there would be no new monies for this infrastructure. So again I understand what people are saying, we're all definite for new infrastructure work, however, this new money would not come available unless we actually relocate the team. So it's kind of difficult to explain that to people but I've been doing so for the last two days.

I am concerned that there was no alternative private partner wasn't searched for, that I'm aware of. I understand the Administration's position. However, I also understand the public's position is, we're quite concerned about having this 100% publicly funded and I share that. I also tell people though, that this is a very unique situation because it's from one spot to the other spot. So, I am concerned about the lack of consultation because you're saying we could have done to 2 or 3 years ago. Well the consultation can't start until I least know what some of the details are and some of those questions about is there a private partner or isn't there a private partner? Again, those are the kind of details that I like to be able to consult with. But again, based upon on the fact that we've been hearing that the tenders expire today, the project may fold if it doesn't get moving forward. I have to hold my nose and be, with a little bit; with a whole lot of trust and faith in our Administration that this is the best deal that they could come to at this point. So, therefore I will be supporting the plan, but with reservations.

Mr. Speaker: Councillor Fielding.

Councillor Fielding: Thank you, Mr. Speaker. I do stand and will be supporting this deal before us. I do want to make some general comments just about this. You know, this is a very tough decision, but would I have preferred the original deal that came one before us when David Asper, a private developer, was going to put up over a hundred million dollars

to make this happen, absolutely. But we are where we are. In some respects this has turned into a bit of a soap opera where you have a number of twists and turns as we go. I know this has probably been four years, I think as Councillor Steeves had mentioned, in the making. We've had 3 different locations, we've had 2 different developers, if you include the Bombers and we are here to make the final decision. So I really think we do need to bring this to a conclusion, and we need to just get it done and build a world class stadium that I think our citizens can be proud of. So for me, what this debate boils down to is providing or getting the stadium built with enough guarantees for municipal city taxpayers to ensure that expenditures don't go further than need be. There has been some talk of the need for a new stadium, well I can tell anyone that is in our current existing stadium knows there needs to be a whole host of work that needs to be done and whether the number is $52 million or 15 to $17 million to add a few more years, 5, 7, 10 years, the reality is you're putting a band-aid on the solution. You need to look for a long term solution. I would argue I don't think it's necessarily good taxpayer money to be throwing good hard earned taxpayer money just to buy 5 to 10 years for it. So we definitely need to move on this. At some point you do need to look at new options and same thing if you own a car eventually you need to upgrade what is there. There has also been some talk of why we banter back and forth in the paper, in terms of why we need to move so quickly and I think the answer is pretty straightforward; to ensure the actual dollar figures on the table, the maximum guaranteed price, we need to ensure the tenders are there and I asked officials repeatedly, if this can be extended if you extended it 2 or 3 weeks; is this something that can be extended. It already has been and my understanding from them is that this can't happen, we need to make a decision on this right now and that makes sense.

The guaranteed maximum price is an important point and probably got my support. The public has seen this project go from $115 million to $190 million. The public needs some reassurance the politician's decision makers that are there that this is the last guarantee, the last dollars that are there. I think with the maximum price guarantee does, it provides no more wiggle room for the contractor or whomever is involved for hard costs, soft costs and whatever costs you want to say, that these are the final numbers coming in. We do have some assurances being one of the four board members in the BBB group that's there, in terms of voting. So if there are any changes, there will be no change orders that's allowed, that sometimes have costs go up without approval from all the agreement players that are there. As the Mayor had indicated this is a bit more of an expansion of dollars. We're adding $7.5 million; this is from proceeds from the land sale that's there, plus the $2.5 million that we had committed obviously to the University Stadium. So, at the end of the day, the City has $10 million here in this deal. We've got some; some credits through the Permits that we're providing as well as some much needed infrastructure upgrades to the tune of $1.3 million that we probably would have been doing anyways with that as well. So I think it is important.

The Polo Park upgrades; I spoke and being the Ward Councillor for that area, I can tell you that traffic is a nightmare in the Polo Park area down St. James Street right now. You need a major amount of upgrades that are there. We've talked about using the proceeds of some of the land from the sales, there's still going to be some land if you look at what the estimates between 25 to $30 million. There's still going to be a good portion of money that's there. I know the Mayor is working hard with the Premier to look at other infrastructure dollars upgrades for that area and you know, we're hitting a tipping point where the businesses are going to be needing these upgrades as well because people are going to start going elsewhere, if you don't make these upgrades. So I'll going to continue to push hard for this. The TIF that's been talked about, the Tax Incremental Financing portion of things, and the reality is I know it's been bantered back and forth but this is money that wouldn't be in the system before. We're not getting taxes on the Stadium that's there so it's money that isn't going into the system that's there, it's new found money, whether you like the expression or not, whether you like the process or not, it is new found money that can be there. The TIF; our TIF can go endless until it's paid off, our portion of the Tax Incremental Financing. I think the Province has a little bit more criteria in terms of their length of time period that they would bring forward.

Another big issue that's been talked about a little bit about the media and I had some concerns about is in terms of the Bomber Business Plan. It doesn't make sense, the amount of money which they're going to be brought to, asked to contribute the $85 million. There is a schedule of repayment that's there; there are some hard costs which I think is guaranteed, whether it be the Entertainment Tax. You get the percentage of the ticket or a dollar figure on each ticket that's there and revenues from box sales, from concessions, I think there is a parking that's part of it as well and some of the name rights there. So I'm very hopeful the Bomber Business Plan can be part of it. I think I saw the Premier talking on the news yesterday saying that there will be a consulting engineering company to be part of that. But I want guarantees that people don't come back to the City and say it's time to pay the piper with more dollars. I'm very happy that in our City Plan we're covered off, that we're not required to contribute if the Bomber Plan does come up short. There has been some talk with the planning, I think Councillor Orlikow mentioned but with some of the planning of what's happened, I can tell you just on being in that; being the Ward Councillor from the area, there is a number of buildings that are 10, 12 stories high that are within the Airport Vicinity Plan and I had a conversation with Mr. Deepak Joshi, yesterday about that, whether an application; you know the department would support some sort of application coming forward for rezoning and I think that would be supported. So to say it doesn't necessarily fit into the planning purpose of things for around the Stadium, around the St. James areas, is misleading.

So also, one final point that mentioned, part of the deal is still the fact that the City of Winnipeg, our citizens are going to get a fantastic recreational facility that's part of this. The Provincial Government and the Federal Government and the City are contributing $22.5 million recreational complex that will be in the campus of where the stadium is. I don't think it's necessarily attached, so it's one benefit that's there. So, in conclusion, Mr. Speaker, I think the development makes sense. We need to bring this to a conclusion. This agreement that's before Council, I'm elected as a City Councillor to represent their interest, and I think from a City point of view there are enough guarantees in this project from the City point of view, our $10 million investments are going to get a fantastic new facility that's on board and allows us some assurances to move forward. So with that I'll be supporting the deal before us.

Mr. Speaker: Thank you, Councillor Fielding. Councillor Havixbeck, good luck.

Councillor Havixbeck: Thank you Mr. Speaker, Mayor Katz, Council Colleagues, Ladies and Gentlemen, this deal began much before my time of City Councillor of Charleswood/Tuxedo/Whyte Ridge and it's difficult in principal for me to accept the significant amount of total cost and total taxpayer dollars from both the City and the Province. As a Member of City Council and a Member of the Executive Policy Committee, I believe we had made; we have made the best case of a previously negotiated deal. And I wish to take this opportunity to cite some of the merits as I see them.

First, what an opportunity for Winnipeg to be able to invest 7 and a half or 10 million, however you count it; it equates to about 6 percent of the total cost of the project in a key infrastructure upgrade and leverage $190 million of badly needed infrastructure investment in a key public space in our City. The economic return on the City's investment will be swift in that the City will benefit, a prompt return through economic spinoffs associated with the construction of the project and the many future events that will be held there. Many jobs will be created for Winnipeg, through that development at both the University of Manitoba, the surrounding area, and throughout Winnipeg. Job creation is a key thing to keeping our young people in the City and moving our City forward. This project is not only about building a new home for the Bombers and the Bisons; as I understand it and a new stadium for our City. It's about building reputation for our City, the reputation of a City on a National and International level.

At the beginning of the last century, Winnipeg was one of the fastest growing cities with many immigrants coming, creating economic boom in major industries like manufacturing, agriculture and we can list them, ultimately contributing to a major transportation hub in Winnipeg. For many years, Winnipeg has held steady since that time, whereas other Canadian cities have seen peaks and valleys and in fact overall more growth. Our City is turning a corner and I believe that by 2013 with the many projects that we have going on, we have an even brighter future that exists for all Winnipeggers and Manitobans. That includes Canadian Museum for Human Rights, the IKEA Development, the Assiniboine Park Conservancy, a new creative housing developments such as the Fort Rouge Yards Redevelopment, Smart Park at the University of Manitoba, significant progress on some exciting downtown redevelopment projects, and this incredible opportunity before us to leverage just under $200 million of investment in a new state of the art stadium at the University of Manitoba, with a guaranteed maximum price to the City. Speaking of the University of Manitoba, for many years, the University has worked hard to enhance its reputation on a national and international level, and to stage it as a premier post-secondary learning institution. Certainly the addition of the state of the art athletic facilities on the campus will enhance this institution and further the reputation nationally and internationally. I'm proud of the University of Manitoba as a Winnipegger, as a graduate, and as someone who teaches students there. This new stadium will serve the citizens of our City well for many years to come and will help our City compete to host national and international sporting events in the decades to come.

Today as leaders in the community, we have the ultimate responsibility to make sure that we leave Winnipeg a better place for our children and our grandchildren. Doing nothing and opposing for the sake of opposing is not an option. Let's get on with this. The public is tired of hearing about this in the media. This Council has much more work ahead. Passing up this opportunity makes no sense and if we do we will live to regret this day for decades to come and costs will continue to escalate. For anyone to oppose this key infrastructure to our City is at best short-sighted and at worst playing politics with the future of our City. I encourage my Council Colleagues to support this decision unanimously and to move forward in a collaborative manner. Thank you.

Mr. Speaker: Councillor Eadie.

Councillor Eadie: Thank you, Speaker Nordman. I don't think I'm a nay sayer so I'll start off by talking about first of all, it's very clear to me that Winnipeggers love football. I grew up playing football. My friends played football, we're all North Enders, West Kildonan residents, we love football. The current stadium is vast becoming a place not to go and watch a football game and I actually haven't been there for a couple of years because I still would like to have warm seats to sit on. I do have an issue with the way people were consulted and yes, it has been in the paper and I've heard from the others today, and I think they; it has been in the newspaper that's true, but all the details haven't been. So this

is a big decision for me, as a new City Councillor but not just because I'm a new City Councillor, this is a big decision. And according to my calculations I've had 2.2 days to synthesize all of the information. I know that the Administration works really hard. I know that the Councillors and the Mayor who were directly involved with negotiations worked hard and were well meaning to ensure that the citizens of Winnipeg, the residents of Winnipeg, were well represented in making this decision. But still, I still have some questions and I'm glad that the Councillor from River Heights did have a chance to ask some of the really essential questions that I was concerned about, because I frankly was feeling like, I was about to buy a house that was probably a grow op but they're telling me sign the deal, you'll get a quick deal but let's not look at the details, just sign it off you're getting a good deal, let's do it. I kind of was feeling that way on Monday, I was feeling that way on Tuesday. I didn't say that I was going to Vote against. What I was saying in declining to have this Vote come to the regular meeting of Council, on the 15th, it was my purpose so I had time to consider what's going on and I haven't had that much extra time and thank goodness 4 or 5 minutes before this meeting we got some answers.

I want to talk about that the fact is there will be more sporting opportunities for south Winnipeggers and for those people who got the time to drive or who have the vehicles to drive their kids, their youth down there to participate. I know that it's a great difficulty when my son plays soccer at the four-plex down by the University of Manitoba; that is a great struggle for us to get there, all the way from north Winnipeg. And I do know that north Winnipeg has seen some investments in our community centres, but; and some investments in streets and so on, but really, I think we should be able to do more. If we can put the kind of effort that we've put in to making sure that there is a good stadium for our beloved Bombers to play, I think we should be able to take care of what we need up in the North Winnipeg. Frankly, we are lacking in some areas that we need to look at seriously finding a way of funding. So I hope the same effort; and I think I did hear that effort being spoken to in our regular meeting and I hope that's the way it goes.

So, but specifically for the record, I am concerned that the devils in the detail. I heard Councillor Swandel at EPC and today at the regular meeting, talking about how we had an agreement, a tri level agreement, one-third, one-third, one-third and that that was how the deal would work and then I heard today and at the EPC meeting previous, that, that is not the case because the devil was in the detail. So one question I haven't had a chance to get answered because frankly I'm trying; it was not answered, well, our Motion does say that we are committed to $7.5 million in cash coming from the land that we sell to the developers. Now, I think that that's a whole risky thing about what is the value of that land and what can be developed? It's good to hear that housing is a possibility. That's a great answer I heard John, that was excellent. I think that what can work there is residence and commercial mix, because frankly, the big commercial stuff is moving south. The deal is dependent on paying $75 million off with the TIF, over 25 years but that TIF, we're not sure what that value is but apparently, it's under written by the Province, it's their responsibility, so that's fine. We're here today to make a decision about what we have control over, and that our control is over our City of Winnipeg assets and financial ability and so, I think I am focused on that. So the $7.5 million in cash for the canopy which is needed and hopefully that will block the sound from the residents who do live in the area of the University, but to me, 7; I'm not sure that the estimate on the canopy is; it's 15 million but I'm not sure that's going to be the value. It's mostly going to be made of steel and I don't know if it's going to be harder steel to put up than the steel on the sides for the rest of the building, but; and within the $190 million of the guaranteed maximum price, yes, that's there, but there will be a lot of movement within that $190 million because the construction, Dominion Construction or whoever it is, is going to have to manage that. And so what I'm concerned about is the detailed contract that gets signed, not when we're Voting on here. We're Voting on a Motion to specify certain things and we're saying $7.5 million. I don't know, though, that in the actual contract that we're signing, does it say 50% of the cost of the canopy or does it specifically say $7.5 million for the canopy, in the contract, that will be signed; in the agreement that will be signed by our City representatives? So that question I think needs to be answered. I'm going to trust though; I know that the Mayor is a really good negotiator and I'm going to trust that it's the $7.5 million and I think that's the biggest investment we're making. It's new money but comes from the sale of the land that's true. 'm not sure that the land will be worth 25 or 30 million but it will be enough to cover what I think are the costs. I'm kind of okay with that as long as we don't get into this whole mix where the canopy is all of a sudden 15 million is 30 million and we're in for half or more. So I'm just concerned about that so when I Vote on this I'm going to trust and as John spoke about holding his nose, I'm going to trust my colleagues here and I'll go with that. I just wanted to stay before I finally say what I mean to do here today, I'm also hopefully being assured that this facility and the streets that are built all around it, will be accessible. I know that City Council as a whole and our Administration is committed to accessibility for people with disabilities and that this stadium affords the opportunity for us people with disability.

Mr. Speaker: Councillor Wyatt moves extension. All those in favour? Opposed? Carried.

Councillor Eadie: I will be very short now, I do have a concern though, that people living in north Winnipeg; how are they getting on Handi-transit to get down to the stadium? I'm concerned about their ability to do that. Hopefully in the future we'll look at that but regardless of that, I believe that we do need a new stadium. I do believe that Winnipeg is actually; we're not going to be a great City by 2013. Winnipeg is the greatest City on the prairies and I think that all City Councillors here should, and the Mayor, should believe that; I think they do and so today we are a good City and I hope

that we will be committed to solving the Capital issues and problems that we have in North Winnipeg after we go ahead with this. But, I will be today, standing in support of this deal because the exposure of the City, our portion, is I think, minimal for what we're going to get for the City of Winnipeg. Thank you.

Mr. Speaker: Thanks Councillor Eadie. Councillor Browaty.

Councillor Browaty: Thank you very much, Mr. Speaker. I have a lot of friends, family, that spend their Sundays in the armchair, kicking back, armchair quarterbacking every play on the NFL Sunday Ticket. I have even more friends and family, acquaintances, constituents that have spent the last four or five years it seems armchair quarterbacking the new stadium proposals. All of them. They all their own opinions, they all have different ideas about everything. Is the location right? What happened to Headingly? What happened to Point Douglas? What happened to the St. Boniface lands? What about; why way out in Fort Richmond? The design, wide open, fully domed, canopy, private partners, community owned, renovating the existing stadium; people have been all over the place. Contrary to what Councillor Steeves said, I think North Kildonan is far more than 5% of people that would say it ain't worth 11 games a year for $190 million. Forget about professional football in Winnipeg, we can't afford it we don't need it. I have some sympathy towards them too. At the end of the day though, this is a really good deal for our City. I believe the $75 million TIF is very real, it's very appropriate and it's a great way of taking some of the most valuable commercial land in our City and redeploying it. Throughout North America enclosed regional shopping centres are struggling. Polo Park, today, is our top mall in the City, if you will or close to it. It's still doing okay but if you look at the trends every where else, certain types merchants will start moving out, rents will go down because there is vacancies and the value of that will go down. By doing this on the Polo Park site doing mixed development doing possibly residential, commercial, offices, perhaps even transit oriented type development. We have a really neat opportunity to give a halo effect to Polo Park. Our regional shopping centre here will benefit and our taxes in the City are going to benefit immediately from it and contrary to what Colin Craig, my good dear buddy from the Taxpayers Federation suggested. All the development fees, the real hard costs of putting in the servicing into site, those are still development fees that have to be paid for; for whatever is going to go onto this property.

I was thinking a couple years ago, I was down in Florida, when I was down there with my family way back when I was a kid, brand new regional shopping centres setup, top of the line, I was back there two years ago and the mall is almost a ghost town. You can look even as close as Grand Forks, North Dakota. Columbia Mall, there are tones of vacancies. The old Target space still is empty in the regional enclosed shopping centre. People are moving away from that format. Big box was the thing a number of years ago and these new more dense developments that are mixed use are certainly the trend go and we've got a really neat opportunity here with the stadium lands, when we put out an Expression of Interest, we'll see what the market provides and I believe the dollars we are talking about in terms of education and property taxes coming up with the sensitivity analysis are probably going to be reasonably accurate. It may take a little longer or maybe a little quicker, who knows? The $85 million that the Football Club is going to bring up, it's appropriate. Why? Because football fans and the people who support the Bombers, that support going to the games, buying tickets, parking at the stadium and having a beer at the game, they're supporting the stadium. That's $85 million, that's going to come from people patronizing the Blue Bombers. So it comes back to the $30 million number that's public money. There is no if's ands or butt's about it; it's a lot of money. Contrary to what Councillor Steeves says, we're talking 12 games a year, plus a little bit of Bison action. Bronx Park Community Club is used 300 plus days a year throughout the day. There is a little bit of a difference when you look at $7.5 million from the City here versus $7.5 million total from all levels of government for Bronx Park but I wasn't going to let you get away with that entirely there, Gord. There you go. It's a lot of money. We have a lot of key infrastructure requirements in our City but I'm going to be supporting this today. I look forward to the opening kickoff. I congratulate our Administration that have worked really hard to get the pig skin through the uprights. It's been a long process. Thank you very much.

Mr. Speaker: Councillor Gerbasi.

Councillor Gerbasi: Thank you very much, Mr. Speaker. It's been a whirlwind in the last couple of days. For some of us, we really first heard the details of this; or had them shown to us noon on Monday, so really two days ago. It does take some time to process the information, to ask questions and even think what questions to ask, let alone get the answers. It was only yesterday at 3:00 p.m. that the Report that we're Voting on today was tabled. So you know, I think a little leeway in understanding would be appreciated from those who have been in the know a little bit longer, to those of us who are faced with a very; we're all faced with the decision that's tough. Not everyone's; like it isn't as clear for example for me, what the people of my Ward want. It was not the issue that came up at the doorstep very often, and it wasn't clear what everybody wants. So I actually don't know what everyone wants and plus, the people I was talking to did not know that this particular deal was what was on the table. You know I supported the previous deal. I supported this location. I supported the proposal in the past. So the situation we have here today is really a yes or no answer. Some of us were hoping for more time but obviously that's not going to happen, so let's get down to it.

There are some positives with this deal that I wanted to mention, and I mentioned this right following the seminar when I saw what the numbers were for the first time, is that it really does appear to be a good financial deal from the City's point much view and as a City Councillor I have to worry about our budget. I don't have to worry about I suppose the Provincial Budget; the Bombers Business Plan and other factors that we can't control. Clearly, the Provincial Government and the Blue Bombers are carrying the primary weight of this proposal and the City is not, so obviously that's a good deal as a Winnipeg City Councillor and representing the people I represent. As I've supported the previous proposal at the U of M, I do think there are some synergies with that location. The fact that it's associated with the Bison's and the University and there can be some other benefit there. I will mention though that with 33,000 seats, 40,000 students at the U of M, this really does put more pressure on the need to complete the Southwest Transit Corridor. You hear it from me, I'm a broken record but I do think it's an important point. We are Voting on this right now, this is going to happen. There are local issues for the people there with the amount of cars that are going to be there and if a lot of those people could be taking public transit instead, so I really hope the decision to defer indefinitely the Southwest Transit Corridor could be reconsidered. As you know, that's what I think we should do.

I think it's also a positive that we have public ownership of the Football Club and that the City's money is in fact coming from the sale of land that would not be for sale if the Stadium was sitting on top of it, so we're not taking money away from another Capital priority, we're using Tax Increment Financing and such.

Now some negatives are and I guess there is nothing that; I assume there is nothing that could have been done. I'm a little concerned there wasn't more effort made to get a private partner but perhaps that something that just couldn't happen at this time, that's something we can't know or I can't really know. But certainly not having a private partner and all public dollars is not something any of us would choose. The MTS Centre, I'll point out was $80 million of private investment, $40 million of public money. I was talking to Kevin Donnelly the other day, not believing me Councillor Swandel? It was a sweet deal and it would be nice but unfortunately we can't always have that kind of a deal in front of us today. Also in the previous deal, the Tax Increment Financing, if the Asper proposal was profitable, we would have got that money back for other uses. So, we are putting out more money. But, still, without a huge risk in terms of taking money away from something else. So, I think overall, in balance, it's not going to bankrupt us and it's a way to get something done.

In terms of the Bombers Business Plan, again, another thing we need to take on faith. We haven't been privy to that information. I know some constituents are concerned that the games will be affordable and accessible to everyone but that's again something we can't decide or Vote on here today so we just have to trust that process is something that will work and again, the Province has agreed to take on the risk if it doesn't work. So hopefully, that will work out. I'm a little concerned on the long term that if the Bombers are in deep financial trouble, we have a different Provincial Government down the road down the road we don't know who we're going have years from now, someone who didn't negotiate this, are they going to be so happy with the deal they've made with us today? And let the City be completely off the hook? Because we know that the Province can give with one hand and take from somewhere else, if they're given a big bill. So I mean, there is always some risk and some concern but again there is nothing we can do about that today.

I also want to make one more point that I hope will be considered going forward is there is talk of a new corporation, BBB or something like that, where we're appointing Mr. Phil Sheegl to the Board of this organization. We have not seen terms of reference, accountability, magnetisms description of the powers of the group, what's their role exactly. We've just been told we're creating this thing and really, that is not adequate information. I mean we just have to go on that like many things today, we have to trust me and we have to go on it. But I want to say that I think Council should be given more information about that, as soon as possible. All we know is that Mr. Phil Sheegl is our Representative and that is really enough information.

Again, I'm a little bit concerned about the Airport issue which again came up at the last minute. It's not a hundred percent clear we can build multi-family there, we've been reinsured they're going to make that effort. Things like that coming up in the last minute make me a little nervous, but, it is somewhat of a matter of faith, and I think it's important for Council to come together on certain things and get certain things done. There are a lot of other things I with like to see done here that aren't getting done and many of you also would have other priorities. But, we are getting something done here today and I'm certainly prepared to work with the rest of Council because I do believe there are a lot of citizens who want to see this done, as well as I'm sure there is a significant number who think we're making a mistake today as well, which is partly what makes it difficult decision. As we are not going to please everyone no matter what we do. I think; the thing that really gets my support for this is that the City of Winnipeg is getting a good deal and we need a good deal financially. We are not in a position to throw any money away at this time, so, I will be supporting it. Thank you Mr. Speaker.

Mr. Speaker: Councillor Gerbasi is the last Speaker I have on my list. Councillor Smith.

Councillor Smith: Yes, Mr. Speaker. You know, I never thought I would be agreeing with Colin, the presentation with today (laughter) but let me tell you this. He made a lot of sense. You know, this is a public; all these dollars are public dollars, and to rush into this without adequate details is fool hardy. Look how this whole effort has been up and down in the last two or three years. Things change. You know, we need the details. We need to know exactly what is going to be happening. You know, I received a letter; well it was a copy of a letter sent to the Mayor that says "I'm writing to express my disgust in this deal that will consume my tax dollars towards a facility I'll never use or visit. I feel the youth in this City are greatly neglected and need resources to ensure support in their growth. We need places for them to go and places that they open all night and are safe. Are you as a Mayor, care about the youth in Winnipeg? I would appreciate the expression of this agreement for new stadium and feel our tax dollars could be better utilized to benefit all citizens rather than only those who can afford to purchase tickets to football games. How am I going to benefit from this investment? With all due respect, I don't see your point of view in this deal, Mayor Katz sincerely". And there are a lot of people in this City who do not go to football games. They could not see the value of the football game; the stadium. But you know, there is value in having a new stadium. I can see that. I think it's a very difficult question. But you know, when you look at the old stadium there was a Report by Croser Kilgour & Partners Ltd. It gave concrete details about the stadium and what had to be done to make it satisfactory in various respects. We can fix this old stadium up for $20 million, and it will last for another 10 years. We'll have time to go ahead and get other levels of government to cough up money and football fans who want a new stadium, to play a part in securing one. It makes a lot of sense. It also for those people concerned about the environment, it makes a lot of sense. I mean, you know, this idea of something old you tear it down and build something new, is fool hardy. We can preserve what we have with proper maintenance and expenditures. I don't understand the Provincial Government on this. To me it's crazy. I don't understand the Mayor and Premier keeping everything secret until a few days before the actual voting. It doesn't make any sense. The citizens want accountability. They want to hear the details. They want to know why the proposal to go ahead with a new stadium. You know, I don't know why all this secrecy. I don't know why Dominion Construction is the contractor. I don't know how the tendering; what tendering took place. You know, all those; there is loads of information about the situation that we do not know. And I mean sure we can ask questions, but there are so many questions that one can only doubt the fact that we're being rushed into this. Any time you have something rushed in to where someone is making a sale, you hesitate, because you know dam well that they don't want you having time to consider all the details, and that you may in effect back out. So they want to get your cash right away and that's the deal here, too.

You know, let me tell you this, I phoned the Chairman of the Winnipeg Football Club last night, I talked to him about the Club. This is supposed to be a community-owned club. I said when do you have your Annual Meeting? How do you notify people of the Annual Meeting so people can turn out? He told me that they do have a good turn out. They have a couple hundred people turn out. But you know, a couple hundred people in the whole City of Winnipeg is very small, if you want community control of the football team. They could do more to get community support. But as I say, this is public money, 190 million we can use it in so many other ways. It doesn't seem reasonable that we go this direction, so I stand proudly with my Councillor Russ Wyatt. I think he is willing to put his mouth where he should. (Chuckling) You know it's like in the ledge; in the ledge there is a certain isolation. They, in effect, have their own world, and I sense the same thing here with this City Council to some extent. You know, we're easily moved by the Mayor's fabulous words and you know; and it's also enticing to have something brand new. I mean, I look at the sketches of this new stadium and it's really attractive, and I really would like it see a facility like that. But I think that we shouldn't be going into it without proper discussion, without feedback from the residents of our Wards, and I have no idea how the residents of my Ward feel about this proposal. You know, they need time to digest the information and respond, and I need time to go ahead and consult with them. I think we should not rushing into an expenditure of $190 million just like that. We should think about it a little bit. Think about it being your money and think about been spending $190 million. Even the Football Club, I think it's too heavy a burden on the Football Club. I think they'll be back to the other two levels of government asking for funds because they won't meet their obligations. I think there is a lot of doubt about this whole proposal and I think we need time for the public to respond. Thank you.

Mr. Speaker: Councillor Pagtakhan.

Councillor Pagtakhan: Thank you, Mr. Speaker. I'll be really brief. I just want to state that I'm glad that we had a bit more time here to talk about it. We had only a couple of days to digest the information as was said by our other colleagues here, and I'm glad I was able to get some answers to some of the questions I had. I solicited some of my constituents and a lot of them didn't understand what was going on Mr. Speaker. So I think it's important that we had that time to go out and get some questions and get some answers to the questions we had and a lot of the questions that Councillor Orlikow had, I had as well. So, I'm satisfied with some of that and the fact that there was a proper due diligence process, I'm satisfied with that, Mr. Speaker and got some answers from our Administration and Public Service, and I appreciate that. Also I commend the Mayor for his negotiation on that and securing a good deal. I think it is a good deal, Mr. Speaker and I can go back to my constituents and tell them how good a deal this is and I think it's important that we have the Winnipeg Blue Bombers right here in Winnipeg, Manitoba, Canada. Thank so much, I will be supporting it.

Mr. Speaker: Thanks Councillor Pagtakhan. Any further comments? (Inaudible) Closing for Mayor Katz.

Mayor Katz: Thank you, Mr. Speaker and I want to thank all the Councillors for their input. Mr. Speaker, I'm fairly intimate with the existing football stadium. I started doing concerts there almost 3 decades ago, the Winnipeg Goldeyes played there for five years and attended the Opening and Closing Ceremonies for the Pan Am Games; been to many events there just like many people here, I know that facility. I'm very happy that Councillor Steeves pointed out that you always have options, you always have choices, and I think if you ask anybody today that Councillor Steeves pointed this out before, put the money that they put into the old arena or built a new one when that opportunity existed and I think everybody would agree they made a mistake, they should have built a new one. Don't want to make the same mistake today. Mr. Speaker, Councillor Wyatt had several comments and the one I kind a chuckle at the most is when the Premier says jump, I jump. First of all I think he knows that white men can't jump especially Jewish white men so that's not possible and number 2, I'm sure he knows he'll remember very well the battle over a helicopter and cadets. When it's time to fight for the City, I think you'll see me there every single time, Mr. Speaker. The realities are, I regret that the good Councillor never had the opportunity to attend the Council Seminar and ask whatever questions he needed to be answered to address any concerns because everybody here got that opportunity and I can tell you, Mr. Speaker, because you were there, we did not leave until there were no more questions and for those Councillors who still had questions, it's a shame you didn't bring them up or asked me because I could have answered any of the questions that Councillor Eadie and Councillor Orlikow mentioned today and I do want to address some of them.

But first, I want to talk about transparency, I mentioned earlier there is no level of government more transparent than municipal government. Mr. Speaker, the good Councillor asked why we didn't know before. I can tell you, Mr. Speaker, emphatically, that as of Monday this week, there was no deal. There was no deal. They were still in negotiations going on between the Winnipeg Football Club and the Province of Manitoba. That's number 1. Number 2, after the Council Seminar, the comments made to me from the media, they've never received so much information and they very much appreciated it. We put everything on the table. I also want to share, which is very important, recommendation number 7. I would like everyone to look very closely at it. That should for any reason the Winnipeg Football Club be unable to fulfill its repayment obligation, the City of Winnipeg shall not and will not be responsible for any unpaid portion of the Winnipeg Football Club's $85 million undertaking to repay. That to me is probably one of the most important Clauses in this Agreement. That's number 1. Number 2, Mr. Speaker, when Councillor Eadie talked about the North End, I would like him to be cognizant of the fact that it wasn't that long ago where we had no indoor soccer complexes in our City, very embarrassing. We now have one at the University of Manitoba in the south part of the City. Very shortly we'll have another one at the University of Winnipeg, and I've already gone on record saying the next one is in the North End to cover the entire City. So Ross, there is not one person sitting here who doesn't care about the North End. Let me reassure you of that. In addition to that the canopy. Now Mr. Speaker I got to tell you something, it's a confusing statement because I'll tell you that $7.5 million isn't going into the canopy, and it's not a $15 million canopy. The $7.5 million is going into the overall project, for whatever the reason may be, they wanted it worded that way but I can assure you that the canopy costs more than $15 million. We could have just as easily said it's going into the seating, the field or whatever the case may be. So the number, I want Councillor Eadie to know is in excess of $7.5 million for the total and it's probably closer to $20 million. The land, Mr. Speaker, I don't know how I've been asked that question so many times, what is the value of that land where the existing stadium is. We've been told it's somewhere between 25 and 30. I prefer to use the number 25. Why there are numbers being reported in certain media of 30 or 40 million are beyond me and the realities are, until you have a willing purchaser pay a willing vendor, you really don't know what it is. But the one thing I can assure every Councillor here, that the money that we have committed from the sale of that land to go into this project, those monies from the sale will far exceed what we're putting in there is no doubt in my mind about that in any way shape or form.

You know, it's interesting, because Councillor Smith pointed out that not everybody goes to football games. Well, I would like Councillor Smith to know that the majority of the public, he's right, doesn't go to football games does go to a hockey game doesn't go to a baseball game, doesn't go to the ballet, the symphony, the opera, doesn't go to the multitude of festivals that we fund throughout the City. Doesn't go to so many things that we fund but you know what, they are all good things, each and every one of them. We put a significant amount of money as Councillor Gerbasi pointed out, into the MTS centre. I challenge anyone to say that was a bad deal. We put a significant amount of money into the Museum for Human Rights and I think we're all going to be proud of that. Each one of these small pieces complete the puzzle and make our City as Councillor Eadie said, a great city. Everybody will never use one thing. We all have very busy lives, Mr. Speaker and we all have many things to do with our precious time. Mr. Speaker, I heard many Councillors, Councillor Steeves say it, Councillor Swandel say it, Councillor Gerbasi say it. They said this is a good deal for the City of Winnipeg. With all due respect I'm going to disagree with all 3 of them. This is a great deal for the City of Winnipeg. It should be passed unanimously and I'm very sad that it appears it won't be. Thank you very much, Mr. Speaker.

Mr. Speaker: Did I hear a recorded vote?

A RECORDED VOTE was taken the result being as follows.

Yeas

Mr. Speaker: All right all those in favour?

Clerk: His Worship Mayor Katz, Councillors Browaty, Eadie, Fielding, Gerbasi, Havixbeck, Orlikow, Pagtakhan, Sharma, Steen, Steeves, Swandel, Vandal, Mr. Speaker Councillor Nordman.

Nays

Mr. Speaker: Opposed?

Clerk: Councillors Smith and Wyatt.

Clerk: The votes Mr. Speaker, Yeas 14, Nays 2.

Mr. Speaker: Motion passed. We have a project. Roll Call. Councillor Swandel moves Adjournment.

ROLL CALL

CLERK: Mr. Speaker Councillor Nordman, His Worship Mayor Katz, Councillors Browaty, Eadie, Fielding, Gerbasi, Havixbeck, Orlikow, Pagtakhan, Sharma, Smith, Steen, Steeves, Swandel, Vandal, and Councillor Wyatt.

Council meeting adjourned at 3:33 p.m.