Minute No. 505
Report – Standing Policy Committee on Property and Development – June 26, 2015

Item No. 6 Proposed Lease Agreement to Allow for the Use of a Portion of City-Owned Property at 745 Kingsbury Avenue for the purpose of a Fitness Centre

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the proposed terms and conditions attached as Schedule "A" for a lease agreement in favour of NRG Athletes Therapy Fitness Inc. for the purpose of operating a fitness facility at the second level of the Seven Oaks Arena Complex as identified as "Lease Area 5657 square feet-Fitness Tenant at 745 Kingsbury Avenue" on Misc. Plan 12815/4 be approved.
2. That the City enters into a lease agreement and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing.
3. That for the time period equivalent to the term of the lease, for this and any subsequent lease agreements entered into for the premises shown as "Leased Area" on Schedule "A" attached hereto, an annual operating grant to the Garden City Community Centre ("GCCC") be approved in an amount equivalent to the annual lease revenue collected subject to Recommendation 4 hereof.
4. That the City enter into a grant agreement with the GCCC that sets out the terms and conditions of the grant to be provided by the City pursuant to Recommendation 3 hereof.
5. That the Director of Planning, Property and Development be authorized to negotiate and approve the final terms and conditions of the lease agreement and grant agreement and such other agreements as determined necessary by the City Solicitor/Director of Legal Services, in accordance with the terms and conditions set forth in Schedule "A" and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.
6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Property and Development – June 26, 2015

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 8, 2015, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On June 26, 2015, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: **Proposed Lease Agreement to Allow for the Use of a Portion of City-Owned Property at 745 Kingsbury Avenue for the purpose of a Fitness Centre**

Critical Path: **Standing Policy Committee on Property and Development, Executive Policy Committee, Council**

AUTHORIZATION

Author	Department Head	CFO	CAO/COO
B. Erickson	M. Pittet	M. Ruta	M. Jack COO

RECOMMENDATIONS

1. That the proposed terms and conditions attached as Schedule "A" for a lease agreement in favour of NRG Athletes Therapy Fitness Inc. for the purpose of operating a fitness facility at the second level of the Seven Oaks Arena Complex as identified as "Lease Area 5657 square feet-Fitness Tenant at 745 Kingsbury Avenue" on Misc. Plan 12815/4 be approved.

2. That the City enters into a lease agreement and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing.

3. That for the time period equivalent to the term of the lease, for this and any subsequent lease agreements entered into for the premises shown as "Leased Area" on Schedule "A" attached hereto, an annual operating grant to the Garden City Community Centre ("GCCC") be approved in an amount equivalent to the annual lease revenue collected subject to Recommendation 4 hereof.

4. That the City enter into a grant agreement with the GCCC that sets out the terms and conditions of the grant to be provided by the City pursuant to Recommendation 3 hereof.

5. That the Director of Planning, Property and Development be authorized to negotiate and approve the final terms and conditions of the lease agreement and grant agreement and such other agreements as determined necessary by the City Solicitor/Director of Legal Services, in accordance with the terms and conditions set forth in Schedule "A" and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

In accordance with the Council Order of July 18, 1979, the Standing Policy Committee on Property and Development shall authorize the leasing or rental of City property for which the Director of Planning, Property and Development has no authority.

In this regard, the Planning, Property, and Development Department has negotiated the proposed terms and conditions of a Lease Agreement as set out in attached Schedule A in favour of NRG Athletes Therapy Fitness Inc. for the use of a portion of City-owned property at 745 Kingsbury Avenue and identified as "Lease Area 5657 square feet-Fitness Tenant at 745 Kingsbury Avenue" on the attached Miscellaneous Plan No. 12815/4.

Council approval is required for all grants.

IMPLICATIONS OF THE RECOMMENDATIONS

- The Department has determined that there is no general, policy, regulatory, environmental or human resource implications to entering into a Lease Agreement as set in the attached Terms and Conditions.

- The Garden City Community Centre will receive an annual operating grant equivalent to the annual lease revenues collected to help offset operating costs within the facility.

- The proposed lease is for an initial term of five (5) years and in the event the options to renew are exercised, a total of twenty (20) years.

HISTORY

On March 26, 2014, Council approved the proposal to develop the multi-pad arena development at the Garden City Community Centre: "The Seven Oaks Arena Project" ("SOAP").

On June 27, 2014, the City entered into a funding agreement with GCCC setting out the terms and conditions pursuant to which City and Province of Manitoba funding is to be provided to the GCCC for the construction of the SOAP. Included in the funding agreement was a provision that the GCCC receive, among other revenues, lease revenues. Any monies remaining after the payment of certain specified costs and expenses are defined as "Annual Surplus Cashflow".

The GCCC is obliged to use 50% of the Annual Surplus Cashflow to service the principal and interest payments on debt associated with the SOAP until such time as GCCC's $5.67 million share of such debt plus interest is repaid in full. Once the GCCC portion of the loan is paid in full, the GCCC will annually transfer 50% of Annual Surplus Cash Flow to a restricted capital reserve to be used exclusively for GCCC capital improvements.

NRG Athletes Therapy Inc. has expressed its interest to lease space on the second floor for an athletic therapy clinic and high performance training centre within the Seven Oaks Arena Complex upon completion of the project.

The application was circulated to applicable City departments and public utilities for consideration and comments. All comments and concerns have been incorporated into the signed terms and conditions.

The Risk Management Division of Corporate Finance reviewed the insurance requirements for this proposed lease and their comments have been incorporated into the terms and conditions.

The Planning, Property, and Development Department has negotiated proposed terms and conditions of a Lease Agreement in favour of NRG Athletes Therapy Inc.

This report seeks approval of the Proposed Terms and Conditions as negotiated.

FINANCIAL IMPACT

Financial Impact Statement

Date: May 5, 2015

Project Name: **First Year of Program** **2015**

Proposed Lease Agreement to Allow for the Use of a Portion of City-Owned Property at 745 Kingsbury Avenue for the purpose of a Fitness Centre

	2015	2016	2017	2018	2019 to 2020
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 16,160	$ 49,541	$ 50,955	$ 52,370	$ 67,318
Less: Incremental Revenue/Recovery	16,660	50,041	51,455	52,870	67,818
Net Cost/(Benefit)	$ (500)	$ (500)	$ (500)	$ (500)	$ (500)
Less: Existing Budget Amounts	(500)	(500)	(500)	(500)	(500)
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Incremental revenue consists of annual lease revenue, the 2015 amount pro-rated for a April 1 commencement date and a "fixturing period" from April 1 to August 31 for which no lease amount is payable, and an annual lease admin fee of $500. Direct costs each year represent a grant to the Garden City Community Centre in an amount equivalent to annual lease revenue. The municipal realty taxes and any other fees payable to the City by the tenant are immaterial or not determinable at this time and have been excluded from this analysis.

"Original signed by"
Mike McGinn, CA
Manager of Finance

CONSULTATION

In preparing this report there was consultation with:

Legal Services Department as to legal issues
Risk Management, Corporate Finance
Garden City Community Centre
Community Services Department

SUBMITTED BY

Department: Planning, Property and Development
Division: Municipal Accommodations
Prepared by: Charles Osondu
Date: May 22, 2015
File No. MA2015-085

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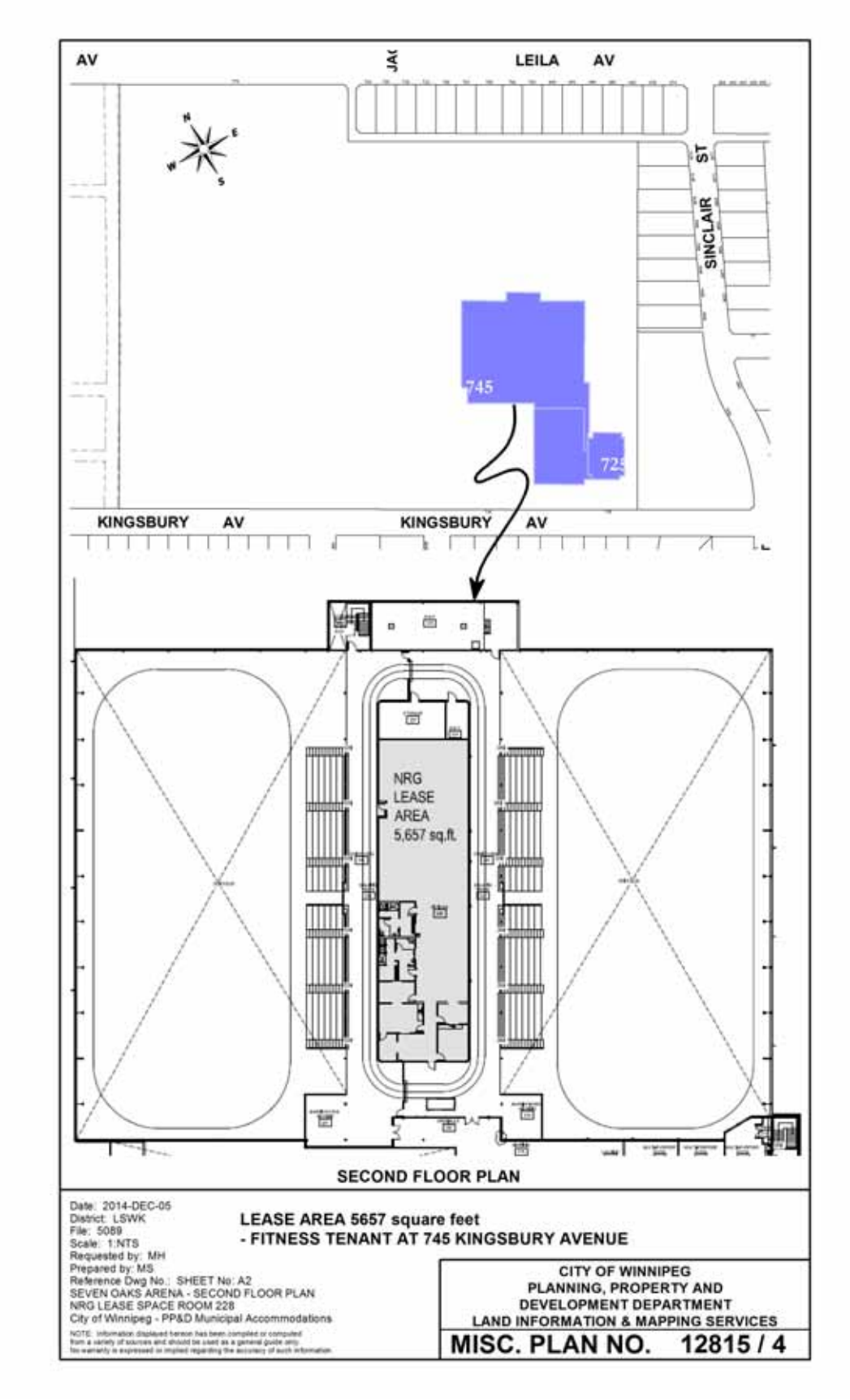

AV
LEILA AV
ST
SINCLAIR
745
725
KINGSBURY AV
KINGSBURY AV
NRG
LEASE
AREA
5,657 sq.ft.
SECOND FLOOR PLAN
Date: 2014-DEC-05
District: LSWK
File: 5089
Scale: 1:NTS
Requested by: MH
Prepared by: MS
Reference Dwg No.: SHEET No: A2
SEVEN OAKS ARENA - SECOND FLOOR PLAN
NRG LEASE SPACE ROOM 228
City of Winnipeg - PP&D Municipal Accommodations
LEASE AREA 5657 square feet
- FITNESS TENANT AT 745 KINGSBURY AVENUE
CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12815 / 4

PROPOSED TERMS AND CONDITIONS FOR A LEASE AGREEMENT ON THE SECOND LEVEL OF THE TO BE CONSTRUCTED SEVEN OAKS ARENA COMPLEX AT 745 KINGSBURY AVENUE

Use:	1. For the purpose of operating a fitness facility for the training and rehabilitation of citizens and athletes only and not for any other purpose except with the prior written consent of the City.
	2. Normal hours of operation are to be 6 am to 10 pm daily, 7 days a week but closed on statutory holidays.
Lessor:	3. The City of Winnipeg (hereinafter referred to as the "City")
Lessee:	4. NRG Athletes Therapy Fitness Inc. (hereinafter referred to as the "Lessee")
Leased Area:	5. A portion of City-owned Leased Area as shown on the attached Miscellaneous Plan 12815/4 identified as "Lease Area 5657 square feet - Fitness Tenant at 745 Kingsbury Avenue" and hereinafter referred to as the "Leased Area".
Term:	6. A five year term, commencing the first day of the month following receipt of the occupancy permit.
Rent:	7. $8.57/square foot per annum plus GST with incremental increases of $.25 per year/square foot up to and including year 5, payable commencing on September 1, 2015 and then on April 1st in each year of the Term thereafter.
	8. The Lessee shall receive a "fixturing period" from the commencement date of the lease agreement to August 31, 2015 during which period the Lessee shall pay all costs applicable to the Leased Area except the Rent.
Renewal:	9. Three (3) five (5) year options to renew on the same terms and conditions excepting the rent which shall be negotiated at the then current market rates but shall not be less than the rent during the final year of the previous term.
Admin Fee:	10. Annual fee of $500.00 plus GST payable on the commencement date and the anniversary of the commencement date in each year of the Term thereafter.
Taxes:	11. Lessee is responsible for all realty taxes, municipal taxes, school taxes, local improvements, license fees, business tax, etc. which may be charged in respect of the use and occupation of the Leased Area.
Other Fees, Licenses, Taxes etc.:	12. All other license fees, business tax, levies, etc. which may be charged in respect of the use and occupation of the Leased Area.

Insurance:

13. The Lessee shall purchase and keep in force during the full term of the agreement the following insurance coverage:

14. Commercial general liability insurance in the amount of at least five million dollars ($5,000,000) per occurrence, such liability policy to include the City of Winnipeg as an additional insured and contain evidence of a cross liability clause, products and completed operations, limited sudden and accidental pollution and contractual liability with no exclusion for sexual abuse or misconduct or injury to participants;

15. A broad form property insurance policy, for the full replacement cost insuring all, contents, mobile equipment and Lessee's improvements; Policy to include the City's interest as a Loss Payable;

16. Equipment breakdown insurance policy, for the full replacement cost of the contents, mobile equipment and Lessee's improvements; Policy to include the City's interest as a Loss Payable;

17. Automobile liability insurance for owned and non-owned automobiles used for or in connection with the Lease in the amount of at least two million dollars ($2,000,000.00) to remain in place at all times during the full term of the Lease Agreement; such insurance may be met through the commercial general liability cover where applicable;

18. All property policies written on behalf of the Lessee shall contain a waiver of any subrogation right which the Lessee insurers may have against the City and against those for whom the City is, in law, responsible, whether any such damage is caused by the act, omission or fault of the City or by those for whom the City, is, in law, responsible;

19. All policies to be taken out with insurers licensed to and carrying on business in the Province of Manitoba;

20. Deductibles shall be borne by the Lessee;

21. The Lessee shall not cancel, or cause any such policy or policies to lapse without a minimum thirty (30) days prior written notice to the City of Winnipeg;

22. The Lessee shall provide written notice to the City of any material changes to their policies within thirty (30) days of the change taking effect;

23. The Lessee shall file with the City an annual Certificate of Insurance in a form satisfactory to the City Solicitor;

24. The City shall have the right to alter the limits and/or

coverages as reasonably required from time to time during the continuance of the Lease and for any subsequent renewals thereof, provided that the City shall give the Lessee reasonable notice and shall request reasonable change.

25. The Lessee shall ensure that any contractor and/or sub-contractor hired to improve the Leased Area shall provide and maintain the following insurance coverage at all times;

(a) Commercial general liability insurance in the amount of at least five million dollars ($5,000,000) inclusive, with The City of Winnipeg to be added as an additional insured, cross liability clause, contractual liability, unlicensed motor vehicle liability, non-owned automobile, limited sudden and accidental pollution and products and completed operations cover to remain in place at all times during the performance of the project;

(b) Automobile liability insurance for owned automobiles used for or in connection with the Work in the amount of at least two million dollars ($2,000,000) to be in place at all times during the performance of the work;

26. All policies to be taken out with insurers licensed to and carrying on business in the Province of Manitoba

i. Deductibles shall be borne by the contractor and/or sub-contractor ;

ii. The contractor and/or sub-contractor shall not cancel, materially change or cause any such policies to lapse without a minimum of thirty (30) days prior written notice to the City of Winnipeg;

iii. The contractor and/or sub-contractor shall file with the City a certificate of insurance in a form satisfactory for the City Solicitor;

Cancellation: 27. 90 days written notice by either party, or immediately upon the tenant being in default of the proposed terms and conditions of the Lease Agreement.

Termination: 28. Upon termination or cancellation of the Lease the Lessee shall remove its property from the Leased Area and leave same in a condition satisfactory to the City's CAO or Delegate. Should the Lessee default in so doing the City may remove the Lessee's property and restore the Leased Area at the sole risk and expense of the Lessee.

29. Notwithstanding the forfeiture or termination of this agreement in any manner herein provided for, the Lessee

shall be and remain liable to the City for all payments due and obligations and liabilities to the City for all payments due and obligations and liabilities incurred hereunder up to the date of such forfeiture or termination and for the fulfillment of all obligations on the part of the Lessee to be observed and performed upon and after the said termination.

Assignment or Sub-let:

30. The Lessee is not to assign or sub-let or part with possession of all or any part of the Leased Area without the Lessee first obtaining the prior written consent of the City's CAO or Delegate. In such event, the City in its sole discretion may cancel this agreement and enter into a new agreement;

31. And further the Tenant acknowledges and agrees that:

    1) Upon its making application for such consent by the City the Lessee shall pay to the City a non-refundable administrative fee of Five Hundred ($500.00) Dollars, plus applicable Goods and Services Tax, or such amount as may from time to time be determined by the City in its sole discretion acting reasonably.

Signage

32. The Lessee shall not paint, display, inscribe, place or affix any sign, symbol, notice or lettering of any kind anywhere on the Leased Area, without the prior written approval of the City, in consultation with the GCCC, as to design, size and location, which approval the City may in its absolute, sole and uncontrolled discretion withhold.

Lessee Improvements:

33. All Tenant Improvements, during or after the Fixturing Period, shall be performed at the sole cost, expense, risk and effort of the Lessee, subject to prior written approval by the City's CAO or Delegate, in consultation with the GCCC.

34. All leasehold improvements upon the Leased Area shall immediately become the property of the City upon completion of construction unless otherwise stipulated by the City.

Operating Costs:

35. Unless otherwise specified herein, the Lessee is to pay all operating costs, including but not limited to: (a) the cost of all utilities, excepting water and heat, consumed on the Leased Area; (b) the cost of cleaning, maintaining and servicing the Leased Area, and (c) the cost of policing and supervising the Leased Area.

36. The Lessee will be responsible for all connections to the supplied electrical panel and meter.

Development, Maintenance and Repairs:

37. The development and maintenance of the Leased Area will be performed at the sole cost, expense and effort of the Lessee, including, but not limited to, obtaining all permits required to develop, occupy and utilize the Leased Area for its intended use.

38. In the event that any, or all, of the Leased Area requires repair, the City shall have the option to perform the required repairs and charge all costs for the repairs to the Lessee as Additional Rent.

City's Access:

39. The City shall have the right of access to the Leased Area at any time (24 hours a day, seven days a week) by its employees, contractors or other persons acting with authorization, with or without equipment for any purpose whatsoever, including, but not limited to, those purposes related to viewing the state of repair, safety, protection, preservation or improvement of the Leased Area, and for doing any work to maintain, operate, repair, inspect or rehabilitate its existing water mains, sewer lines and appurtenances in or near to the Leased Area, without being responsible for any damage occasioned thereby.

40. The City reserves the right for MTS Communications Inc. and Manitoba Hydro-Electric Board or other public utilities (hereinafter referred to as "Public Utilities") to enter upon the Leased Area for maintenance and/or repair of their utilities without the City and/or the Public Utilities being responsible for any damage occasioned thereby.

Special Conditions:

41. The Lessee takes the Leased Area on an "as is" basis.

42. The Tenant shall maintain, at its own expense, the Leased Area in a safe, clean and tidy condition to the satisfaction of the City.

43. The Lessee acknowledges and agrees that it is intended that this Lease shall be an absolutely net and carefree lease to the City.

44. The tenant shall be responsible for the evacuation of all volunteers, staff and invitees during any emergency.

45. The City agrees that it shall not, during the term of this agreement or any renewals thereof, lease space within the Seven Oaks Arena Complex to any person, partnership, corporation, franchise or other entity, that provides services in common with, or competitive to, those provided, within the Leased Area, by the Lessee.

46. The Lessee shall have the exclusive use of a minimum of one (1) and a maximum of two (2) parking spaces which shall be supplied with electricity. Any additional parking

required shall be in the general parking area of the Leased Area.

47. If and whenever during the continuance of the Lease Agreement and any subsequent renewals thereof, the Leased Area or any part thereof shall be destroyed or damaged by fire, lightning, explosion, tempest or act of God, the City shall have the option, exercisable within one month after such destruction and upon the giving of written notice to the Lessee, to terminate this Lease Agreement.

48. The Lessee acknowledges and agrees that the City has made no representation, warranties or guarantees of any nature or kind whatsoever as to the quality, conditions or suitability of the Leased Area for any use or purpose, nor as to any environmental conditions which may exist.

49. The Lessee shall comply with all laws, by-laws and regulations of any federal, provincial or municipal or other applicable authority.

50. The Lessee shall not file any caveat or other encumbrance against the Leased Area.

51. The Lessee shall release, indemnify and save the City harmless from and against any and all claims for damages or injuries, including death that may arise from the use of the Leased Area by the Lessee or those permitted to use the Leased Area by the Lessee. This provision shall survive any termination, cancellation or expiration of this Agreement.

52. The Lessee shall not release into the environment, or deposit, discharge, place or dispose of, at on, or near the premises and/or adjoining City land, any dangerous goods as that term is defined in *The Dangerous Goods Handling and Transportation Act*, R.S.M. 1987, c.D12, as amended, replaced or substituted from time to time.

53. The Lessee shall enter into a formal agreement with the City embodying the foregoing Proposed Terms and Conditions and such other Terms and Conditions as the CAO or Delegate and City Solicitor/Director of Legal Services deem necessary and in a form satisfactory to the City Solicitor/Director of Legal Services.

54. **The proposed terms and conditions of the proposed Lease Agreement are subject to the final approval of the City's Standing Committees and Council and to the City Solicitor/Director of Legal Services as to form and content.**

NRG Athletes Therapy Fitness Inc. hereby agrees to enter into a lease agreement with the City of Winnipeg for the use of the property identified as "Lease Area 5657 square feet - Fitness Tenant at 745 Kingsbury Avenue" on the attached Misc. Plan No. 12815/4 (Schedule "A") and in accordance with the proposed terms and conditions as outlined herein.

NRG Athletes Therapy Fitness Inc.

Per: _____ MARCH 5TH, 2015
Name: SCOTT MILLER Date

I am/We are authorized to bind the Corporation

Title: TREASURER, GARDEN City Community Centre Inc.

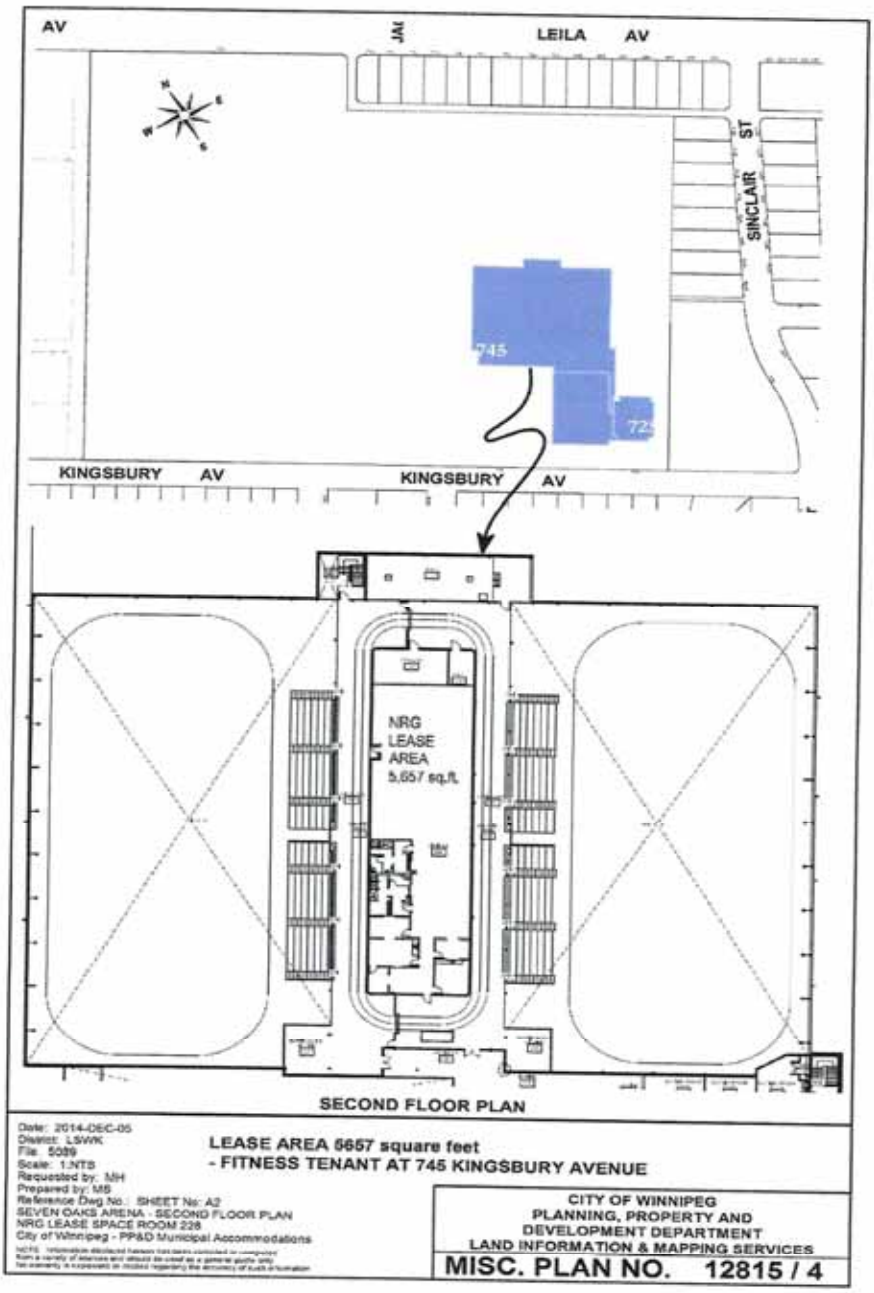
WITNESS

Name: LORRIE ROCALKA

Address: 725 KINGSBURY AVENUE, WPG, MB R2V 3H9

V:\Charles Osondu\5089-745 Kingsbury Avenue (NRG)\NRG Athletes T's and C's -Final March 2, 2015.docx

SCHEDULE A


AV
LEILA AV
ST
SINCLAIR
745
KINGSBURY AV
KINGSBURY AV
NRG
LEASE
AREA
5,657 sq.ft.
SECOND FLOOR PLAN
Date: 2014-DEC-05
Division: LSWK
File: 5089
Scale: 1:NTS
Requested by: MH
Prepared by: MB
Reference Dwg No.: SHEET No: A2
SEVEN OAKS ARENA - SECOND FLOOR PLAN
NRG LEASE SPACE ROOM 228
City of Winnipeg - PP&D Municipal Accommodations
LEASE AREA 5657 square feet
- FITNESS TENANT AT 745 KINGSBURY AVENUE
CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12815 / 4

To: Kristen Valeri, Committee Member of Seven Oaks Soccer and Rink Complex
From: Scott Miller, Owner, NRG Fitness
Re: NRG Partnership with Seven Oaks Complex
Date: October 9, 2011

Introduction

As a lifelong resident of Winnipeg's Garden City community, an active athlete in his own right and a proud recipient of a Kinesiology degree from the University of Winnipeg, Scott Miller has developed a solid grassroots understanding of his community's needs when it comes to athletes, athletic therapy and fitness training.

In fact, Miller's pursuit of fitness training and athletic therapy options for athletes from within the Seven Oaks catchment area was one of his prime motivators for opening NRG Athletes Therapy Fitness Inc. five years ago. Miller especially wanted to provide cutting edge fitness training and reliable athletic rehabilitation options to Seven Oaks athletes.

To date, Miller's instincts have been correct. Over the five years NRG has been in business it has established a well-deserved training and rehabilitation reputation for top Manitoban athletes, including many from the Seven Oaks and North Winnipeg areas. The clientele of NRG Athletes Therapy Fitness Inc. has included male and female hockey players from all levels including the NHL, Team Canada, AHL, WHL, NCAA, AAA, and AA leagues. NRG also has kept in step with the Seven Oaks soccer programs and athletes through the training of the FCNW soccer organization as well as a Team Canada Soccer athlete.

The Opportunity

NRG is incredibly excited about the potential partnership opportunity with the Seven Oaks community for an athletic therapy clinic and high performance training center within the expansion plans of the Seven Oaks Soccer-Plex. Not only will this provide all user groups, athletes and citizens with a one-stop shop for athletes and their needs, this will help NRG to continue to establish and enhance NRG's standing as a solid and contributing member of the Seven Oaks community, the City of Winnipeg, and the Province of Manitoba, with particular emphasis on building a positive and sustainable reputation within the athletic community.

About NRG Athletes Therapy Fitness Inc.

Staff

Led by Scott Miller and his drive for excellence, the staff of NRG have all been personally recruited and are all professionally qualified and certified. Many of them have strong ties back to the Seven Oaks area having either lived there or played there as athletes. The NRG staff includes certified athletic therapists, physiotherapist, massage therapist, acupuncturists, and certified strength and conditioning specialists. They are leaders of specialized individual sports sessions such as hockey, lacrosse and soccer.

Clinic

NRG envisions a state-of-the art athletic therapy clinic staffed with two athletic therapists, one physiotherapist, and one massage therapist. To show NRG's commitment to the community and the vast potential for this arrangement, NRG will explore the provision of therapists to provide consultations on pre and post game treatments, presenting educational seminars to teams on sports nutrition and preventative measures to reduce the risk of injuries. NRG athletic therapists will also be on hand to provide coverage of all major tournaments that occur at the complex by providing on-site medical coverage. Among the insurance providers that may be accepted are Hockey Canada, WYSA, and Manitoba Public Insurance (MPI), Workers Compensation Board (WCB), as well as various personal insurance providers (Blue Cross, Green shield, GWL, etc)

High Performance Training Centre

The high performance training center will be equipped with world-class training equipment and space to provide small-group and team training to user groups and athletes from the Seven Oaks area. However, for financial feasibility and to increase usage of the complex, it can be expected that NRG will also reach out to athletes and teams from St. James, Selkirk, the Maples, Tyndall Park, West St. Paul, East St. Paul, River East, and Transcona, as the facility is a centrally located option for athletes and user groups from those areas.

Conclusion

The ownership of NRG would like to congratulate the committee for their vision and hard work in bringing the concept and expansion of this wonderful yet-much-needed facility to the Seven Oaks area of Winnipeg. NRG firmly believes that by being invited, involved and included in discussions moving forward from this point that properly trained and properly rehabilitated athletes will indeed become one of the true gems of this jewel of a facility. Should you have any questions about anything NRG related, or if you wish to learn more about me or my company, please do not hesitate to contact me.
I look forward to hearing from you.

Sincerely,

Scott Miller BA (Kin), CSCS, CAT(C), C. Ac
Phone Number: (204) 479-7943
E-mail: nrgathletes@yahoo.ca
On the web: www.nrgathletes.ca
NRG Athletes Therapy Fitness Inc.