Agenda – Executive Policy Committee – December 2, 2015

REPORTS

Item No. 1 CentreVenture Mandate Review

The following resolution is submitted to the Executive Policy Committee for consideration:

WHEREAS in December 1998 the Economic Development Winnipeg's Downtown Task Force presented 10 recommendations to revitalize downtown. The primary recommendation was to create a sustainable Downtown Development Authority "**to provide leadership in the planning, development, coordination, and implementation of projects and activities in the downtown**; and that a public-private partnership approach is pursued to build on the expertise and innovation of the private sector and the political leadership and policy development capability of the public sector."

AND WHEREAS the May 5, 1999 report titled "CentreVenture" built on the TaskForce report was presented to the Executive Policy Committee on May 12, 1999 and included the following statements which :

- Page 7 "The Approach … CentreVenture would lead economic development in the downtown by strengthening the economic base by attracting and retaining businesses through **brokering deals and facilitating investment**."
- Page 8 "The New Vision for Downtown Winnipeg … CentreVenture would be staffed by a small, responsive team, led by a CEO, with a specific mandate to govern the area as defined in the CentrePlan Boundary map. **Driven by what's best for the City, the CEO would be an active agent for the downtown, looking for business possibilities and partner**."
- Page 12 "Achieving Results … **Once CentreVenture is created, they will have to come forward with specific objectives, timelines and outcomes for Council approval**. However, there are some key indicators that would tell us whether we are achieving results in this initiative. These indicators could include: the value of business taxes paid by downtown businesses; total assessed value of all downtown properties; the number of residents living in the downtown; number of employees working downtown; building permit activity; vacant warehouse space. The City would benchmark these indicators such as these and monitor progress to ensure that we are achieving results."
- Page 15 "Funding – Assets and Funds … To create CentreVenture, there would need to be start-up funds. **Through a business plan, CentreVenture would identify sources to become self-sufficient over time**."

- Page 16 "Council's Role … in the long-term would be to approve the annual business plan of CentreVenture, **approve City commitments to specific projects, and participate in ongoing working groups on specific initiatives**, particularly as they relate to constituency concerns. The Board would also report twice a year to EPC and Council; firstly, on progress against the business plan, and secondly to approve CentreVenture's Annual Report and business plan. These links would provide ongoing dialogue between Council and CentreVenture and would ensure accountability.

AND WHEREAS on May 12, 1999 Council adopted the Executive Policy Committee recommendations including:

- "That a downtown development corporation, named CentreVenture, be formed to provide leadership in downtown development, said corporation to be established as a public-private partnership and be provided with the necessary resources to achieve the CentrePlan vision."
- "That the Board report semi-annually to Council through Executive Policy Committee"
- "That the Mayor of his designate Chair the Board of directors."

AND WHEREAS CentreVenture's 2014 Annual Report referenced the mandate approved by Council in 1999, which called for "an entrepreneurial authority to provide leadership in sustaining and creating business, residential, an cultural opportunities in the downtown. An organization with agility was needed to respond quickly to new opportunities and ideas. It needed to build trust between government and the business community, creating confidence to take the risk of investing in downtown Winnipeg."

AND WHEREAS On February 4, 2015, His Worship Mayor Bowman announced the creation of a working group to review the CentreVenture mandate and report back to Executive Policy Committee.

AND WHEREAS the working group has consulted with over 40 area stakeholders including CentreVenture Board of Directors, BIZ Groups, residents, developers, planners, agencies, corporations, City of Winnipeg Councillors and City of Winnipeg administration. The results of these consultations is captured in the following statements:

- CentreVenture has played a positive role in facilitating downtown development and has a further role to play.
- Downtown Winnipeg has seen significant growth in the last decade and there is a general acceptance that to see this growth continue there is a continued need for strong downtown leadership.
- The success in downtown development requires greater coordination between all stakeholders to ensure that capital and program goals do not overlap and are coordinated to maximize results.

- The advocacy of downtown development, and assistance CentreVenture provides to the development community remains a key role for the agency.
- There is a need to increase focus on the demand for existing properties in addition to the ongoing need for development.
- CentreVenture remains a central downtown development agency working in collaboration with area stakeholders and attracting residential and commercial development.
- To ensure activities conducted with public funds are conducted with transparency and accountability as indicated within the long-term funding agreement report conducted

AND WHEREAS On June 25, 2014 the Executive Policy Committee requested the Winnipeg Public Service to report back to Council within 6 months to explore alternative long-term sustainable funding sources for CentreVenture in collaboration with CentreVenture and other stakeholder agencies

AND WHEREAS until such time as a CentreVenture Business Plan identifies a sustainable funding source, CentreVenture will require ongoing investment by the City of Winnipeg for operations, which have been recently assessed at $600,000 per year.

THEREFORE BE IT RESOLVED that the Executive Policy Committee recommend the following for Council:

1. That Council recognize the spirit of the original document that established CentureVenture Development Corporation ("CentreVenture") (http://clkapps.winnipeg.ca/DMIS/Documents/DocExt/CUSTOM/CP-CR-4141.pdf)

   and re-affirm CentreVenture's mandate as follows:.

   > *CentreVenture's Mandate:* ***to provide leadership in the planning, development, coordination, and implementation of projects and activities in the downtown****.*

   and continue to strengthen the City of Winnipeg's commitment and successful relationship with Centre Venture.

2. That Council request CentreVenture to develop and provide to the Chief Administrative Officer review and for Council consideration a 2016 Business Plan which includes, at minimum, the following:
   a. a recognition of and plan to implement the mandate in Item 1
   b. a go forward financial plan to support operations including source (sustainable and otherwise) and use of funds
   c. specific goals, timelines, costs, and funding sources

d. a regular reporting schedule to Council
e. a standard set of performance indicators with targets

3. That the Public Service be directed to develop a standard model for reporting business performance and a business case funding request template that will be required for City of Winnipeg agencies and corporations who report to EPC, Council and the Public Service and who request public funds from the City of Winnipeg, commencing with:
    a. CentreVenture Development Corporation
    b. Economic Development Winnipeg Inc. and their associated initiatives Yes!Winnipeg and Tourism Winnipeg
    c. Assiniboine Park Conservancy Inc.
    d. The Convention Centre Corporation
    e. Winnipeg Arts Council Inc.

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 18, 2015, the Executive Policy Committee further laid over the matter to its meeting on December 2, 2015.

On September 16, 2015, the Executive Policy Committee further laid over the matter for 60 days.

On August 28, 2015, the September 9, 2015 meeting of the Executive Policy Committee was cancelled.

On June 10, 2015, the Executive Policy Committee laid over the matter to its meeting on September 9, 2015.

On February 4, 2015, the Executive Policy Committee received as information the PowerPoint presentation from Angela Mathieson, President and Chief Executive Officer, CentreVenture Development Corporation.

Further, His Worship Mayor Bowman announced the creation of a working group to review the CentreVenture mandate comprised of the following members:

- Councillor Orlikow (Chairperson)
- Councillor Lukes
- Councillor Mayes;

and requested a report back to Executive Policy Committee within 120 days.