Minute No. 470
Report – Standing Policy Committee on Protection, Community Services and Parks – June 26, 2019

Item No. 1 St. James Optimist Park Restoration project funded by the Expropriation Settlement – CentrePort Canada Way Expropriation

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Protection, Community Services and Parks and adopted the following:

1. That an amendment to the 2019 Capital Budget to create the "St. James Optimist Park Restoration project" in the amount of $911,262.40 funded by a portion of the expropriation settlement amount from CentrePort Canada Way, be approved.

2. 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 Protection, Community Services and Parks – June 26, 2019

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That the recommendation of the Standing Policy Committee on Protection, Community Services and Parks be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 9, 2019, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Protection, Community Services and Parks and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On June 26, 2019, the Standing Policy Committee on Protection, Community Services and Park concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: St. James Optimist Park Restoration project funded by the Expropriation Settlement – CentrePort Canada Way Expropriation

Critical Path: Standing Policy Committee on Protection, Community Services and Parks – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Domke	J. Berezowsky	M. Ruta	D. McNeil

EXECUTIVE SUMMARY

On January 31, 2019 Council approved the expropriation settlement made by the Province of Manitoba to the City of Winnipeg for the CentrePort Canada Way expropriation at the negotiated price of $1,793,902.40. Of the total settlement, $911,262.40 has been allocated from the CentrePort Canada Way Expropriation Settlement for the restoration of St. James Optimist Park.

Approval is required from Council to create a new project in the amount of $911,262.40. Upon Council approval, the Public Works Department would have access to the budget amount of $911,262.40 to hire a consultant to prepare the tender package, solicit bids and administer the work of the restoration project.

RECOMMENDATIONS

1. That Council approves an amendment to the 2019 Capital Budget to create the “St. James Optimist Park Restoration project” in the amount of $911,262.40 funded by a portion of the expropriation settlement amount from CentrePort Canada Way (see attachment).

2. 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

Council approval is required to create a new capital project.

IMPLICATIONS OF THE RECOMMENDATIONS

The amendment to the 2019 capital budget is to recognize the expropriation settlement amount to fund the restoration of St. James Optimist Park.

HISTORY/DISCUSSION

In 2010, the Province of Manitoba (the "Province") expropriated 41.4 acres of City-owned land near Summit Road in order to construct CentrePort Canada Way (the "Project"). At the time of the expropriation, the City's holding consisted of the Summit Road Landfill, Optimist Park and various other unused City land.

Of the 41.4 acres expropriated, 11.0 acres was located within the boundaries of Optimist Park (the "Park"). The Park was significantly impacted by the expropriation as a football field, baseball diamond, soccer field, playground, parking lot and various other items were no longer available for use. The remaining 30.4 acres of City land was minimally impacted.

After several years of negotiations, the Province has provided the City with a final settlement offer of $1,793,902.40 as well as proposing to transfer back 9.17 acres of land to the City. The proposed settlement includes a payment for the market value of the City land and compensation for impacts to the Park.

On January 7, 2019, Standing Policy Committee on Property and Development, Heritage and Downtown Development approved administrative report titled Expropriation Settlement – CentrePort Canada Way Expropriation.

On January 22, 2019, the Executive Policy Committee approved the report above and forwarded to Council.

On January 31, 2019, Council approved the expropriation settlement for CentrePort Canada Way.

The total settlement equals $1,793,902.40 plus applicable taxes. However, the Province has already made an advance payment of $45,540.00 and is proposing to transfer back 9.17 acres of land to the City that has a value of $201,740.00. After deductions, the balance owing is $1,546,622.40 of which $635,360.00 will be deposited into the Land Operating Reserve (30.4 acres of the 41.4 acres expropriated is not considered to be parkland).

The remaining balance of $911,262.40 will be used to fund this capital project and will be utilized to restore the park amenities impacted by the construction of CentrePort Canada Way. See Appendix 1 for a budget sheet summarizing the proposed project.

FINANCIAL IMPACT

Financial Impact Statement

Date: February 26, 2019

Project Name:

First Year of Program **2019**

St. James Optimist Park Restoration project funded by the Expropriation Settlement - CentrePort Canada Way Expropriation

	2019	2020	2021	2022	2023
Capital					
Capital Expenditures Required	911,262	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	911,262	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Proceed from sales of assets	911,262	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other	-	-	-	-	-
Total Funding	911,262	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	911,262				
Total Additional Debt Required	-				
Current Expenditures/Revenues					
Direct Costs	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ -	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Council Approval is required to create a new project in the amount of $911,262.00 The new project will be funded by the proceeds from a portion of the expropriation settlement - CentrePort Canada Way in the new 2019 Public Works project "St. James Optimist Park Restoration". Upon the approval of the recommendations in this report the capital project will be set up (#1858000119) and the Parks Division will have access to the approved budget.

"Original Signed by J. Ruby, CPA, CA"

J. Ruby, CPA, CA
Manager of Finance & Administration

CONSULTATION

This report has been prepared in consultation with:

Planning, Property and Development Department

OURWINNIPEG POLICY ALIGNMENT

This park renovation project aligns with the Recreation section of the OurWinnipeg Policy; the specifically relevant direction achieved will be the promotion and enabling of opportunities for all age groups to be active as part of their daily lives by encouraging the community to come to the park for organized and casual sport or leisure activities.

SUBMITTED BY

Department: Public Works
Division: Parks and Open Space
Prepared by: Jason W. Bell, Parks Capital Projects Manager
Date: May 8, 2019

Attachment:

Appendix 1 – Capital Budget Description

Appendix 1

PUBLIC WORKS - GENERAL CAPITAL FUND

Project Name: **St. James Optimist Park Restoration**

Standing Policy Committee: Protection, Community Services and Parks
Dept ID: 180605
Department: **Public Works**
Project: 1858000119

Investment Driver: Enhance
Service: Parks and Urban Forestry
OurWinnipeg: Environment

AUTHORIZATION	Previous Budgets	2019 Estimate	FORECAST 2020	2021	2022	2023	2024	Five-Year Forecast Total	Six-Year Total
Project Costs ($000's)		911	0	0	0	0	-	0	911
Financed by:									
Expropriation Settlement - CenterPort Canada Way		911	0	0	0	0	0	0	911

CASH FLOW	2019	2020	2021	2022	2023	2024	Beyond 2024	Total
Project Costs ($000's)	774	137	0	0	0	0	-	911
Financed by:								
Expropriation Settlement - CenterPort Canada Way	774	137	0	0	0	0	-	911

NET OPERATING IMPACT ($000's)	2019	2020	2021
Operating costs			-
Debt and finance charges			-
Transfer to General Capital Fund			-
Total Direct Costs	-	-	-
Less: Incremental Revenue/Recovery	25	4	-
Net Cost/(Benefit)	(25)	(4)	-
Incremental Full Time Equivalent Positions	-	-	-

Work in 2019 will not proceed to construction until a class 3 estimate is obtained.

This project is funded by the settlement from the CenterPort Canada Way expropriation held by PPD in account 003-291230-630652.

This project will restore park amenities impacted by the construction of CenterPort Canada Way.