Minutes – Council – January 30, 2025

Minute No. 123
Report – Standing Policy Committee on Property and Development – January 13, 2025

Item No. 2 **Proposed Lease Agreement and Acceptance of Donations between Wildewood Golf Course Inc. and the City of Winnipeg at 739 North Drive and Proposed Amendment to By-law No.89/2005 (Fort Rouge-East Fort Garry Ward)**

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 for a Lease Agreement with Wildewood Golf Course Inc. at 739 North Drive, identified as "Leased Area" on Misc. Plan No. 8757/7 and attached hereto as Schedule A, be approved.

2. That the City enter into, execute, and deliver a Lease Agreement with Wildewood Golf Course Inc. and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

3. That the Community Groups Occupying City-owned Facilities By-law No. 89/2005 be amended per the draft amending by-law attached to this Report as Schedule F.

4. That the Wildewood Golf Course Clubhouse capital detail sheet, found on page 182 of the Supplement to the 2024 Adopted Budget adopted by Council on March 20, 2024, be amended as outlined on Schedule H.

5. That the City accept donations from the donors listed in Schedule G and redirect and donate those funds to Wildewood Golf Course Inc. for the purpose of constructing a new club house at 739 North Drive.

6. That the City enter into, execute and deliver Donation Agreements to both receive donations from the donors listed in Schedule G and donate funds to Wildewood Golf Course Inc. for the purpose of constructing a new club house at 739 North Drive and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of Recommendation 5 above (the "Other Ancillary Agreements").

Report – Standing Policy Committee on Property and Development – January 13, 2025

COUNCIL DECISION (continued):

7. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Donation Agreements and the Other Ancillary Agreements, in accordance with this Report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

8. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve all future Donation Agreements and terms and conditions of same where the City is the recipient or donor and that relate to capital improvements or projects at Wildewood Golf Course, in accordance with this Report, and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

9. 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 – January 13, 2025

DECISION MAKING HISTORY:

Moved by Councillor Duncan,

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

Carried

Councillor Orlikow was absent for the vote on the above motion.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 21, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 13, 2025, 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 and Acceptance of Donations between Wildewood Golf Course Inc. and the City of Winnipeg at 739 North Drive and Proposed Amendment to By-law No.89/2005

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

AUTHORIZATION

Author	Department Head	CFO	CAO
A. Savage (Acting)	H. Borys	T. Graham	S. Armbruster, Interim CAO

EXECUTIVE SUMMARY

The Public Service has negotiated the terms for a lease with Wildewood Golf Course Inc. ("the Golf Club"). The Golf Club will operate, manage, and maintain the City property located at 739 North Drive. The golf course area and boundaries are shown in Schedule A, attached.

The Public Service has negotiated a new 25-year lease which includes the condition that a club house be constructed in the first five years of the lease. The Golf Club has collected public donations to help fund the club house. The course will also be accessible to the public on a daily basis. The Golf Club operated under a Short-Term Use Agreement during the 2024 golf season while the lease was being negotiated.

In addition to annual rent, the Golf Club will be responsible for all expenses related to operating and maintaining the Leased Area. Wildewood Golf Course Inc. is a registered non-profit organization that has applied to be added to the list of occupiers identified under By-law No.89/2005 for the purpose of recreation.

The Ward Councillor has been notified and supports the proposed lease.

RECOMMENDATIONS

1. That the proposed Terms and Conditions for a Lease Agreement with Wildewood Golf Course Inc. at 739 North Drive, identified as "Leased Area" on Misc. Plan No. 8757/7 and attached hereto as Schedule A, be approved.

2. That the City enter into, execute, and deliver a Lease Agreement with Wildewood Golf Course Inc. and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

3. That the Community Groups Occupying City-owned Facilities By-law No. 89/2005 be amended per the draft amending by-law attached to this Report as Schedule F.

4. That the Wildewood Golf Course Clubhouse capital detail sheet, found on page 182 of the Supplement to the 2024 Adopted Budget adopted by Council on March 20, 2024, be amended as outlined on Schedule H.

5. That the City accept donations from the donors listed in Schedule G and redirect and donate those funds to Wildewood Golf Course Inc. for the purpose of constructing a new club house at 739 North Drive.

6. That the City enter into, execute and deliver Donation Agreements to both receive donations from the donors listed in Schedule G and donate funds to Wildewood Golf Course Inc. for the purpose of constructing a new club house at 739 North Drive and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of Recommendation 5 above (the “Other Ancillary Agreements”).

7. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Donation Agreements and the Other Ancillary Agreements, in accordance with this Report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

8. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve all future Donation Agreements and terms and conditions of same where the City is the recipient or donor and that relate to capital improvements or projects at Wildewood Golf Course, in accordance with this Report, and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

9. 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 subsection 205(2) of The City of Winnipeg Charter, all dispositions of property used or acquired for park or cemetery purposes require approval of at least two-thirds of all members of Council. A lease term in excess of five years is considered to be a disposition of property.

Council approval is required to amend City by-laws.

Council approval is required to accept the donations and donate funding to the Golf Club as considered in this Report.

IMPLICATIONS OF THE RECOMMENDATIONS

The proposed Lease Agreement has an initial term of 25 years and can be terminated with one years' written notice by either party.

Wildewood Golf Course Inc. will assume responsibility for all expenses related to the operation and maintenance of the Leased Area.

Wildewood Golf Course Inc. will forego paying municipal property tax with the proposed amendment to Bylaw No. 89/2005.

The City's contribution toward the construction cost of the club house will remain at a maximum of $1,000,000, representing 40% of the revised construction cost estimate of $2,500,000, compared to representing one-third of the original $3,000,000 construction cost estimate. Should the City, at its sole discretion, terminate the lease agreement without cause, the City agrees to assume the outstanding mortgage amount remaining due related to expenses incurred in the construction of the new club house, up to $1,000,000, for the duration of this agreement.

HISTORY/DISCUSSION

The Wildewood Golf course was built in the late 1940s and officially opened in 1951 as a nine-hole course located in the Wildwood Park Area.

"Wildewood Golf Course Inc.", a nonprofit organization, was created specifically to run the golf course with the mandate to invest revenues back into the golf course while also managing their primary interest of maintaining sustainable green space in the area. The golf course currently operates on a semi-private model which allows for public golf accessibility. The group currently has a Short-Term Use agreement in place while the long-term lease agreement is being negotiated.

Wildewood Golf Course Inc. has requested a 25-year lease term in order to amortize future capital improvements on the course as well as the construction of a new club house with restaurant services. The clubhouse is to be constructed in 2025 / 2026. The newly-constructed club house will revert back to the City at the end of the new lease agreement.

Wildewood Golf Course Inc. has been working with the community to gather public donations to help fund the proposed club house. The funds collected by Wildewood Golf Course Inc. on behalf of the City will be returned to Wildewood Golf Course Inc. to be used for future capital improvements and deposited in a Capital Improvement Fund. The funds cannot be used for golf operations pursuant to the Donation Agreement and the capital improvements will vest with the City.

The proposed lease was circulated to City departments and no objections were received.

Golf Services was consulted during the lease negotiations and supports the terms and conditions. Golf Services has implemented a fee structure (annual rent) for semi-private courses which is outlined in Schedule B of this report. Anticipated revenue in 2025 is projected to be $6,250 based on 25,000 rounds of golf. The fee structure phases rent in over the first five years.

The Risk Management Division of Corporate Finance has reviewed the insurance requirements for this proposed Lease, and their comments have been incorporated into the Terms and Conditions.

No appraisal was conducted for the subject property as golf courses are rarely leased, and golf courses do not represent the highest and best use of a site. The City produces an annual valuation of developable land through the Development Agreement Parameters, with the current value set at $177,000 per acre. Applying this rate to the subject property generates a value in excess of $12,177,600.00 and far exceeds golf course land rent.

This report seeks approval of the proposed lease Terms and Conditions as negotiated. If the proposed Terms and Conditions are approved by at least two-thirds of all members of Council, the lease agreement will commence as negotiated effective January 1, 2025.

The proposed lease is considered to represent the best value for the City, as it generates revenue for Golf Services, maintains greenspace, and provides outdoor recreation for residents.

The Ward Councillor has been notified of the intentions of the Public Service and supports the lease agreement.

FINANCIAL IMPACT

Financial Impact Statement

Date: December 6, 2024

Project Name:

First Year of Program 2025

Proposed Lease Agreement between The Wildwood Colf Course Inc. and the City of Winnipeg at 739 North Drive

	2025	2026	2027	2028	2029 to 2049
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	$ 5,378	$ 5,512	$ 5,650	$ 5,791	$ 123,856
Less: Incremental Revenue/Recovery	6,508	6,514	19,021	19,028	424,692
Net Cost/(Benefit)	$ (1,130)	$ (1,002)	$ (13,371)	$ (13,237)	$ (300,836)
Less: Existing Budget Amounts	(12,758)	(12,764)	(19,021)	(19,028)	(424,692)
Net Budget Adjustment Required	$ 11,628	$ 11,762	$ 5,650	$ 5,791	$ 123,856

Additional Comments: Direct costs represent foregone municipal property tax revenue from the lessee being added to Bylaw 89/2005. Revenues consist of rent based on number of rounds played/annum + the annual lease management fee. Existing budget amounts represent rent from Wildwood G.C. and the lease management fee. Over the 25-year term of the proposed lease, revenues will be +/- $159,000 under budged of which +/- $146,000 is foregone municipal tax revenue and $13,000 is rent income.

Mike McGinn Dec. 6, 2024

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services (as to legal issues)
- Golf Services
- Assessment and Taxation
- Corporate Finance (as to donation / tax receipt matters)

OURWINNIPEG POLICY ALIGNMENT

Our Winnipeg 2045 Development Plan:

Goal: Good Health and Well-Being

Objective: 1. Enable access to basic needs for good physical and mental health.

Policy: 4.11 Equitable Service Access
Prioritize equitable access to recreation and parks systems, services, and infrastructure, in order to: enable active living; connect people and nature; create supportive environments; build community capacity; and achieve desired health outcomes, with a focus on children and youth.

Goal: Economic Prosperity

Objective: 4. Make strategic use of community and regional assets to optimize local economic competitiveness.

Policy: 3.16 Optimize Facility Access
Maximize the use of existing municipal assets to promote recreation, community development, and social interaction, while optimizing equitable access, infrastructure reinvestments, service delivery methods and resource management.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

This report is in accordance with the Winnipeg Climate Action Plan as adopted by Council on September 20, 2018.

Key Direction 7.3: Preserve and Manage Parks and Natural Areas to Support Climate Change Mitigation (Primary Responsibility: Public Works Department).

Action: This report supports the effective preservation and management of parklands to align with the City's broader climate change mitigation efforts, as the proposed lease contributes to climate change mitigation by supporting the preservation and management of the existing golf course.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to the Winnipeg Poverty Reduction Strategy (PRS) and its Goals and Objectives, and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development Department
Division: Real Estate and Land Development
Prepared by: Jess Kuczera, Senior Property Manager
Date: November 13, 2024
File No: 5099 / 52 / V8

Attachments:
Schedule A - Proposed Terms and Conditions
Schedule B - Eligibility Criteria for Below Market Lease / Licence to Non-Profit Organizations
Schedule C - Rent schedule
Schedule D - Maintenance Schedule Requirements
Schedule E - Winterization Requirement
Schedule F – Draft Amending By-law
Schedule G – Donation List for Capital Fund
Schedule H – Capital Budget Grant Information

SCHEDULE A

PROPOSED TERMS AND CONDITIONS FOR A LEASE OF

739 NORTH DRIVE

Landlord:	1. The City of Winnipeg (hereinafter called the "City").
Lessee:	2. Wildewood Golf Course Inc. (hereinafter called the "Lessee").
Location:	3. 739 North Drive, Winnipeg, Manitoba (hereinafter called the "City Property").
Leased Premises:	4. Shown, shaded and identified as "Lease Area" on a drawing on file in the City's Planning, Property and Development Department as Misc. Plan No. 8757/7 (hereinafter called the "Leased Premises").
Primary Use:	5. For the sole purpose of operating, managing and maintaining a golf course, and not for any other purpose except with the prior written consent of the City of Winnipeg's Director of Planning, Property & Development (hereinafter called the "Director").
Initial Term:	6. Twenty-Five (25) Year term commencing the first day of the month following approval from the City's Standing Committees and Council, or such other date as mutually agreed upon and approved by the Director (hereinafter called the "Term") and ending December 31, 2049.
Rent:	7. Rent payable shall be based on the rounds played annually in accordance with the "Rent Schedule" (attached herein as Schedule "C") and payable on receipt of the submission of annual rounds. This shall be submitted no later than December 1 each year.
Non-Profit Lease:	8. The Lessee represents and warrants that it has provided information to demonstrate eligibility for the criteria set out in the "Eligibility Criteria for Below Market Lease/License to Non-Profit Organizations", attached as Schedule "B", and that such information is true and accurate to the best of the Lessee's knowledge.
Administrative Fee:	9. Annual fee of Two Hundred Fifty-Eight Dollars ($258.00) plus GST, payable on the commencement date and on the anniversary of the commencement date in each year of the Term hereafter. 10. This fee may be reviewed by the City at any time and may be subject to change as directed by Council or its delegated authority.
Document Preparation Fee:	11. A one-time Document Preparation Fee in the amount of Four Thousand Nine Hundred Seventy Dollars ($4,970.00) plus GST payable within 30 days of the approval of these terms and conditions and only payable in the event that the Lessee does not meet the eligibility criteria in the "Eligibility Criteria for Below Market Lease/License to Non-Profit Organizations" as per Schedule "B".
Municipal Taxes:	12. The Lessee shall pay to the local taxing authority its share of municipal taxes, realty taxes, school taxes, local improvements taxes, etc. of which may be charged in respect of the use and occupation of the Leased Premises and which shall be billed directly to the Lessee. 13. The Lessee is entitled to make an application to the City pursuant to the provisions of *The Municipal Assessment Act*, C.C.S.M. c. M226 and the City's *Community Groups Occupying City-Owned Facilities By-law No. 89/2005*. If the application is successful, and the resulting amendment to the By-law is approved, the Leased Premises will be exempt from real property taxes and school taxes as of the date of such By-law approval. If the application is not

	successful or if the Lessee loses its exemption, the Lessee shall, in accordance with the provisions of the above paragraph, pay all applicable real property tax and/or school tax.
Operating Costs & Utilities:	14. Unless otherwise specified herein, the Lessee is to pay all operating costs, including but not limited to identification and direction signage; the cost of any utilities, including but not limited to electricity, water and gas consumed in the Leased Premises; the cost of cleaning, maintaining and servicing the Leased Premises, including garbage and waste collection and disposal; and the cost of security, snow clearing, policing and supervising the Leased Premises.
Other Fees, Licenses, Taxes etc.:	15. The Lessee shall be responsible for all license fees, realty and business tax, levies etc. which may be charged in respect of the use and occupation of the Leased Premises. 16. The Lessee shall be responsible for applying for and obtaining all permits, licenses or permissions (including but not limited to occupancy permits), required for the use, improvement and occupation of the Leased Premises, at its sole cost, effort and expense. 17. All fees may be reviewed by the City at any time and may be subject to change as directed by Council or its Delegated Authority.
Insurance Requirements:	18. The Lessee shall provide and maintain the following insurance coverage at all times during the Term of the Lease Agreement: (a) Commercial general liability policy including, but not limited to, the following provisions: i. The City to be included as an additional insured; ii. The policy to contain a cross liability clause or severability of interest clause; iii. Protection for claims of bodily injury and property damage, personal and advertising injury liability, liquor liability, contractual liability, injury to participants and spectators, products and completed operations liability, tenant's legal liability for a limit commensurate with the space occupied in the inclusive amount of at least five million dollars ($5,000,000) per occurrence with a minimum of five million dollars ($5,000,000) general aggregate. iv. In addition, the liability policy must be specifically endorsed to provide misapplication and drift coverage with respect to chemical and herbicide application in the amount of at least twenty-five thousand dollars ($25,000); and v. Shall not contain any special limitations on the scope of coverage afforded the City, its officers, officials, employees, agents or volunteers; (b) A broad form property and equipment breakdown insurance policy for the full replacement cost insuring all buildings, contents, equipment including golf carts and greens keeping; such policy to include the City as a Loss Payable as their interest may appear; (c) Business interruption insurance in such amounts as will reimburse the Lessee for direct or indirect loss of earnings attributable to all perils commonly insured against by prudent Lessees' or attributable to prevention of access to the Leased Premises as a result of such perils; and (d) Automobile liability insurance, for owned and non-owned automobiles used for or in connection with the Lease Agreement in the amount of at least two million dollars ($2,000,000.00) to remain in place at all times during the Term. Such

	insurance may be met through the commercial general liability coverage where applicable. 19. Subject to approval by the Director, if the Lessee performs any repair, maintenance, renovation, or construction work in/to/on/under the Leased Premises, the Lessee shall: a. Provide and maintain (or ensure that the contractor provides and maintains) minimum commercial general liability with the City added as an additional insured and automobile liability insurance coverage in the amount of at least two million dollars ($2,000,000.00) and worker's compensation to the satisfaction of the City's Supervisor of Insurance based on the works that are taking place (and can include, but is not limited to Builder's Risk insurance and wrap up liability) for all contractors or sub-contractors hired to perform such repair work, maintenance, renovation or construction work. Such insurance to remain in place at all times during the performance of the work until total performance; b. File with the City a certificate of Insurance in a form satisfactory to the City's Supervisor of Insurance at least five (5) business days prior to the commencement of any work on the Leased Premises. 20. All deductibles shall be entirely borne by the Lessee. 21. The Lessee shall ensure that all property policies and commercial general liability policies written on behalf of the Lessee contain a waiver of any subrogation right which the Lessee's 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. 22. The Lessee shall take all policies out with insurers licensed to and carrying on business in the Province of Manitoba. 23. The Lessee shall not cancel, materially alter, or cause any such policy or policies to lapse without a minimum of thirty (30) days' prior written notice to the City. 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 Agreement or any subsequent extensions thereof, provided that the City shall give the Lessee reasonable notice and shall request reasonable change. 25. The Lessee shall file with the City an annual certificate of insurance in a form satisfactory to the City's Supervisor of Insurance. All certificates of insurance are to be sent to: The City of Winnipeg Risk Management Division 3rd Floor - 185 King Street, Winnipeg, Manitoba, R3B 1J1 Attention: Supervisor of Insurance Fax: 204-986-6132 Email: insurance@winnipeg.ca
Termination:	26. The Lease Agreement may be terminated:

	a. Upon One (1) Years written notice by either party. If notice is given in the middle of the season the lessee has to finish out the following season (should the notice termination fall within the season); or a. Should the Lessee be in default of any of the terms and conditions of the Agreement, the City shall provide the Lessee with Thirty (30) days written notice to remedy the default along with a description of the nature of the default (or such longer period as may be reasonably required to cure such default considering the nature thereof and as agreed to by the City). Should the Lessee not remedy the default to the satisfaction of the City, the City, at its sole discretion, may terminate this Agreement immediately upon the expiration of the thirty (30) days' notice period. Upon termination or cancellation of the Lease Agreement, the Lessee shall remove its property (including both fixtures and chattels) from the Leased Premises and leave same in a condition satisfactory to the Director. Should the Lessee default in so doing, the City may: a) Restore the Leased Premises at the sole risk and expense of the Lessee; and b) Remove and/or dispose of the Lessee's property (including fixtures and chattels) at the City's sole discretion without the Lessee's consent and at the risk and expense of the Lessee. The City shall not be required to provide any compensation to the Lessee for such removal and/or disposal. 27. Upon termination or cancellation of the Lease Agreement, the Lessee shall remove, at its sole cost, effort and expense, all of its property (including both fixtures and chattels) from the Leased Premises and leave same in its original condition or in a condition satisfactory to the Director. Should the Lessee default in so doing the City may: a. Restore the Leased Premises at the sole risk and expense of the Lessee; and b. Remove and/or dispose of the Lessee's property (including both fixtures and chattels) at the City's sole discretion without the consent of the Lessee and at the risk and expense of the Lessee. The City shall not be required to provide any compensation to the Lessee for such removal and/or disposal. 28. Notwithstanding the forfeiture or termination of the Lease 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 incurred hereunder up to the date of such forfeitures or termination and for the fulfillment of all obligations on the part of the Lessee to be observed and performed upon after the said termination.
<u>Assumption of Debt:</u>	29. The Lessee will be responsible for any and all costs associated with any mortgage related to the construction of a new club house should one be required. The Lessee will make all monthly payments of any mortgage

	amounts but should the City at its sole discretion terminate the lease agreement without cause, the City agrees to assume the outstanding mortgage amount remaining due related to expenses incurred in the construction of the newly constructed club house up to one million ($1,000,000.00) dollars for the duration of this agreement. The City will require a copy of the club house mortgage once it's in place as well as annual mortgage statements to be submitted with the annual finance statements and the Lessee agrees to provide same. Should this Agreement terminate due to any Lessee default, the City will not assume any outstanding mortgage amounts.
Development:	30. The Lessee agrees to build a clubhouse to support the golf course operation to the satisfaction of the Director within Five (5) years following the lease commencement date. The City is to remain the owner of the current club house trailer and the lessee will relocate the trailer at their cost at the discretion of the General Manager of Golf Services. 31. The Leased area is within flood plain and requires that the Designated Floodway Fringe Area Regulations 266/91 (DFFAR) be followed for any new structures or improvements. 32. Unless otherwise specified herein, all improvements, development, construction and maintenance of the Leased Premises will be performed at the sole cost, expense and effort of the Lessee, including, but not limited to, obtaining all permits, rezoning, development applications, and any additional applications required to develop, occupy and utilize the Leased Premises for its intended use. All improvements, development and construction are subject to the prior written approval of the Director and General Manager of Golf Services. 33. The Lessee shall bear the cost for caveats and plans of easement for any structure or improvements requiring utility servicing. 34. Any and all renovation or alteration to any portion of the building or exterior environment which are requested by the Lessee and authorized by the City must comply with the City of Winnipeg Accessibility Design Standard ("WADS"). As per the Design Standard, where it is deemed to be infeasible to achieve compliance, an equivalent facilitation may be considered and must be vetted with the Universal Design office of the City. 35. The Lessee shall not suffer or permit any claim, lien, or charge under the Builders' Liens Act, C.C.S.M.c.B91, or any like statute to be made, filed, or registered against the City or against the Leased Premises or any fixtures or improvements thereto by reason of Work, labor, services or materials supplied or claimed to have been supplied to the Lessee. 36. The Lessee is advised that no permanent structures are permitted above public utilities. A water and waste outfall has been located on site and no structures or improvements are to be constructed within 15 feet of each side of it. Vehicle access is permitted over the outfall only. In the event the outfall requires replacement the Lessee will be responsible for all repairs / replacement of any roadway or landscaping.

	37. Should the private roadway be used for bi-directional traffic a minimum of 16 feet of roadway must be maintained. 38. Unless otherwise specified herein, title to all buildings and structures currently existing, as well as those hereafters erected, shall vest in the City upon termination, cancellation or expiration of the Lease Agreement, subject to the option of the City to demand removal of the buildings or structures from the Leased Premises at the termination, cancellation or expiration of the Lease Agreement. 39. The Lessee shall, in case of every installation and removal of improvements, either during or at the end of the Term, make good any damage caused to the Leased Premises by the installation and removal, provided, however, that in the event that the Lessee fails to make good any such damage as aforesaid, the City may so repair the Leased Premises and the Lessee shall, immediately upon demand of the City, reimburse the City for all expenses incurred with respect to such repair. Such a claim by the City shall survive the termination of the Lease Agreement.
<u>Repairs and Maintenance:</u>	40. The Lessee shall, at its sole cost, effort and expense: a. Maintain and repair the Leased Premises in a safe, clean and tidy condition to the satisfaction of the Director, including, but not limited to: maintenance, repair and replacement of heating, plumbing, fire safety equipment, roof, floors/floor coverings, pest control, janitorial services, operating equipment, snow removal, security, lighting, refuse removal, other utility systems, landscaping, site improvements and electrical systems; b. Ensure that access to, use of, and occupancy of the Leased Premises is conducted in a careful manner, in accordance with good industry standards and in compliance with the provisions of any and all applicable environmental, health or safety statutes, regulations, orders or directives of any government or governmental agency having jurisdiction over such matters; c. Lessee agrees to maintain the Leased Area in accordance with Schedules “D” and “E” and any leasehold improvements located thereon for public golf course purposes in good and operating condition to a standard at least equal to that which has existed in recent years. Should the lessee fail to meet such standards as deemed acceptable by the Director in his/her sole discretion, then, subject to thirty (30) days written notice and specifics being provided of the Tenant’s failure to meet such standards, the City shall be permitted to enter the Leased Area and complete the work that is required at the lessee’s expense. Such work will be charged to the lessee as additional rent; d. Lessee shall ensure that required repairs and maintenance to irrigation equipment and related infrastructure including but not limited to sprinkler heads, piping, and pumps (hereinafter referred to as the “Irrigation System”) are identified and carried out forthwith to

	the satisfaction of the Director. Should the Lessee fail to carry out such repairs forthwith, the City shall be permitted to enter the Leased Area and carry out such repairs or maintenance at the lessee's expense. The cost of such repairs will be charged to the lessee as additional rent. e. The City will be responsible for all maintenance on the private roadway in the leased area. f. Be responsible for structural repairs to any building, trailer(s) or maintenance area located on the Leased Premises. Structural repairs include, but are not limited to, repairs to structural elements such as structural flooring, structural walls, beams, and columns. g. Once the clubhouse is built be responsible for structural maintenance, repairs and replacement to any building located on the Leased Premises. Structural repairs include, but are not limited to, repairs to structural elements such as structural flooring, structural walls, beams, and columns. h. Assume responsibility for any and all damage done to the Leased Premises by reason of, or arising out of, forcible entry into any structures located on the Leased Premises by any person for an unlawful purpose such as, but not limited to, theft, attempted theft, burglary, or attempted burglary; and i. Comply with any written notice from the City to repair the Leased Premises at the Lessee's sole cost, expense and effort within thirty (30) days of receiving such notice. 41. The Lessee shall reimburse the City for any and all costs incurred by the City in making good any loss or damage to the Leased Premises (including the golf course play areas), City's property and/or utilities caused as a result of the Lessee's use and occupancy of the Leased Premises or, without limiting the generality of the foregoing, caused as a result of any negligent or willful act of the Lessee, its contractors, agents, servants or employees. 42. All maintenance and repair costs associated with the use and operation of the Leased Premises during the Term shall be the sole responsibility of the Lessee;
<u>Signage:</u>	43. The Lessee shall not paint, display, inscribe, place or affix any sign, symbol, notice, advertisement or lettering of any kind, including affixing items in the form of resources to the walls, without the prior written approval of the City as to design, size and location, which approval the City may in its absolute, sole and uncontrolled discretion withhold. 44. In the event that the Lessee wishes to pursue sponsorship opportunities, including naming rights, for the Leased Premises, any improvements or proposed improvements thereon or in any other way related to the Leased Premises, the Lessee is required to comply with the City's Sponsorship Policy.

Assignment or Sub-let:	45. The Lessee is not to assign or sub-lease or part with possession of all or any part of the Leased Premises without the Lessee first obtaining the Director's prior written consent. In such event, the City in its sole discretion may cancel the Lease Agreement and enter into a new Lease Agreement; 46. Upon its making application for such consent by the City, the Lessee shall pay to the City a non-refundable administrative fee of Six Hundred Forty dollars ($640.00), plus G.S.T, or such amount as may from time to time be determined by the City in its sole discretion. 47. Any consent by the City to an assignment shall not relieve the Lessee of its obligation for the payment of rents hereby reserved and the performance of the terms and conditions herein contained.
Conditions:	48. The Lessee takes the Leased Premises on an "as is" basis. 49. When making payments, the Lessee shall provide annual reports to the General Manager of Golf Services detailing all rounds played, which shall include but not be limited to paid rounds outlined in Schedule "C" on or before December 1st in each year of the term. 50. Further to clause 43, a "Round" shall be defined as follows: a. Member: 9 – hole rounds – all paid membership and paid pass holder categories. b. Public: 9 – hole rounds – all paid public categories. 51. The Lessee shall not release into the environment, or deposit, discharge, place, or dispose of, at, on, or near the Leased Premises and/or adjoining City land, any dangerous goods as that term is defined in *The Dangerous Goods Handling and Transportation Act*, CCSM c. D12, as amended, replaced, or substituted from time to time. 52. The Lessee shall not affect the Leased Premises in any undesirable environmental manner. If the Lessee causes the Leased Premises to become contaminated, as determined by the City, the City may require the Lessee to immediately restore the land to its original condition at the Lessee's sole cost and expense. The City shall not be responsible for contamination caused by the Lessee and the Lessee shall indemnify the City from and against same. 53. The City shall have the right, but not the duty, to enter upon the Leased Premises from time-to-time to inspect the Leased Premises for environmental contamination and in the course thereof to conduct soil and ground water testing. The City may enter the Leased Premises during regular business hours of the Lessee without prior notice, and may enter the Leased Premises during periods other than regular business hours either with prior written consent of the Lessee or without if the City reasonably believes that an emergency exists on the Leased Premises. The City shall conduct any such inspections or testing so as to minimize interference with the Lessee's business operations. The City's entry on to the Leased Premises shall not relieve the Lessee's obligation to pay rent under the Lease.

	54. The Lessee shall not at any time use, exercise or carry on or permit or suffer to be used, exercised or carried on, in or upon the Leased Premises or any part thereof, any noxious, noisome or offensive art, trade, business, occupation or calling and the Lessee shall not do, omit or suffer or permit to be done or omitted in, on or upon the Leased Premises or any part thereof, anything whatsoever which shall or may be or grow to the annoyance, nuisance, damage or disturbance of the City or the owners or occupiers of neighboring properties. 55. The Lessee agrees that its operation shall not negatively impact the adjoining areas, and any such impact shall constitute a breach of the Agreement. 56. The Lessee agrees that any misuse of the Leased Premises may result in termination of the lease agreement. 57. The Lessee agrees that if at any time during the Term of this Agreement the City's use or requirements for the Leased Premises reasonably necessitate the relocation and/or modification and/or removal of the Lessee's property from the Leased Premises, the Lessee shall be responsible for doing all things necessary to relocate and/or modify and/or remove its property as required by the City and to pay all costs and expenses associated therewith. 58. The Lessee shall not file any caveat, mortgage or other encumbrance against the Leased Premises. For greater certainty, the Lessee shall not enter into any easement agreements with public utilities with respect to the Leased Premises. 59. The Lessee shall provide, on an annual basis on the anniversary of the lease, copies of all relevant inspections/reports/etc. (i.e. boiler/ elevator/furnace inspection certificates). 60. The Lessee shall maintain books and records regarding the proper financial management of the Leased Premises which includes but is not limited to a record of all revenues and their application and a record of all expenditures together with supporting documentation (i.e. invoices, payroll records and bank records including canceled cheques). 61. The Lessee is to comply with all laws, by-laws and regulations of any federal, provincial or municipal or other applicable authority, pertaining to the use, development and occupancy of the Leased Premises, and shall obtain all necessary permits and variance orders in that regard at its sole cost and expense. 62. 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 Premises for any use or purpose, nor as to any environmental conditions which may exist. 63. The Lessee acknowledges and agrees that it will not be entitled to an abatement or reduction in Rent as a result of any nuisance, disruption to or interference with the Lessee's use and enjoyment of the Leased Premises where such nuisance, disruption to or interference is caused by the construction by the City or others of improvements, alterations, additions or repairs to the Leased Lands. The Lessee further agrees not to make any

	claim against the City for such nuisance, disruption to or interference with the use of the Leased Premises. 64. The Lessee shall release and indemnify and save the City harmless from and against any and all claims for damages or injuries, including death, which may arise from the use of the Leased Premises by the Lessee. This provision shall survive any termination or expiration of this Agreement. 65. Notwithstanding anything to the contrary contained in the Lease Agreement, if either party hereto is bona fide delayed or hindered in or prevented from the performance of any term, covenant or act required hereunder by reason of a force majeure event including, but not limited to: strikes; walkouts; labor troubles; industrial disturbances; inability to procure materials or services; failures, fluctuations governmental laws, regulations or controls; riots; civil commotions; insurrections; sabotage; terrorism; invasion; rebellion; military or usurped power; war or warlike operations; blockades; epidemics; pandemics; washouts; nuclear and radiation activity or fallout; explosions; natural disasters; acts of God; or other reason whether of a similar nature or not which is not the fault of the party delayed in performing work or doing acts required under the terms of the Lease Agreement, then performance of such term, covenant or act shall be excused for the period of the delay and the party so delayed shall be entitled to perform such term, covenant or act within the appropriate time period after the expiration of the period of such delay. This provision shall not operate to excuse Lessee from the payment of Rent/Fees in the amounts and at the times specified in the Lease Agreement nor shall they apply so as to extend the period of time for the Lessee to complete Lessee's work or to extend the fixturing period, if any, nor shall they entitle the Lessee to compensation for any inconvenience, nuisance or discomfort thereby occasioned. 66. The Lessee shall not disturb, remove, prune or damage a tree or shrub within the Leased Premises and/or adjacent natural area. If the Lessee has concerns over pruning or removal of a tree, shrub or habitat, the Lessee shall obtain written approval by the City Forester or designate prior to any work being conducted. The Lessee shall submit an Agreement for Contractors to Perform Arboricultural Services on Trees Under the Control of The Urban Forestry Branch: (http://winnipeg.ca/publicworks/parksOpenSpace/UrbanForestry/PDF/Agreement_for_Contractors_August_2016.pdf) and shall hire a qualified contractor to perform the work, if the work is approved. 67. The Lessee shall make the facility available to the City for the hosting of international, national and local sporting events upon the receipt of 180 days' written notice. During such special events, the Lessee will be unable to use the Leased Premises and will not be compensated for this loss of use, nor will the lease term be extended in any way. The City will be responsible for any repairs or damages caused by such use. The City will act in good faith to accommodate the Lessee's scheduled events with the understanding that the City will incur no additional costs to do so. 68. The Lessee shall not use any pesticide treatments in or around the Leased Premises.

69. The Lessee shall be responsible for the evacuation of its volunteers, staff, and invitees during an emergency and must follow guidelines provided by the City of Winnipeg.

70. The Lessee acknowledges and agrees that it has reviewed the Lights Out Winnipeg Bird-friendly Policy, bird-friendly web resources on the City of Winnipeg website and is aware of the Bird Friendly Design Standard. The Lessee agrees to turn off lights at night in accordance with the Lights Out Winnipeg Bird-friendly Policy.

71. The Lessee may erect and fix in or upon the Leased Premises any stiles, bridges, flag posts, fences, posts, parking lot or lots, movable rain shelters, movable sheds and movable pavilions, electrical lighting and light poles to be used exclusively for the purposes of the Golf course's operation.

72. The Lessee shall make the golf course available for play to all residents of the City of Winnipeg who are not members of the Lessee's Club for a minimum of twenty-five (25) hours per week between dawn and 6:00p.m daily and for the purpose of this requirement, a reasonable number of club events and tournaments may be scheduled during such twenty-five (25) hour period.

73. The Lessee shall permit non-members who register for golf to have access to the Lessee's lounge facilities, such access to be subject only to the availability of space, Club rules, and any limitations imposed by the provisions of the Liquor Control Act.

74. The Lessee shall not discriminate against or deny admission to any person seeking admission to the Lessee's facilities within the terms hereinbefore defined by reason only of the race, nationality, religion, colour, sex, age, marital status, family status, physical or mental handicap, or ethnic or national origin of any such person.

75. Lessee shall provide on an annual basis on the anniversary of the Lease, a financial statement prepared by an independent chartered professional accountant including, but not limited to, the following:

Revenue:

a) Green fee revenue;

b) Total rounds played;

c) Total rounds played in all member and public green fee categories;

d) Membership revenue;

e) Pro shop sales;

f) Rentals; and

g) Food and beverage.

Expenses:

a) Total expenses;

	b) Cost of goods sold; and c) Maintenance costs.
City's Rights and Responsibilities	76. The City shall have the right of access to the Leased Premises at any time (24 hours a day, seven days a week) by its employees 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 Lands, and for doing any work to maintain, operate, repair, inspect or rehabilitate its existing water mains, water and waste outfall, sewer lines, and appurtenances, in or near to the Leased Premises, without being responsible for any damage occasioned thereby. 77. The City reserves the right for BellMTS Inc., Telus Communications Inc. and The Manitoba Hydro-Electric Board and Water and Waste Department or other public utilities (hereinafter referred to as "Public Utilities") to enter upon the Leased Premises at any time without notice to the Lessee for maintenance, repair or installation of their utilities without the City and/or the Public Utilities being responsible for any damage occasioned thereby. Any removal or relocation of existing facilities as a result of the proposed Lease will be at the expense of the Lessee. 78. The Lessee shall notify the Utility Companies, Manitoba Hydro, Bell MTS, and Water and Waste Department of any proposed improvements and constructions on the Leased Premises to verify any existing plant or facilities for the utility companies located within the Leased Premises. 79. The Lessee shall submit re-development plans for the review by the Water and Waste Department. In the event that a land drainage sewer is required to adequately service the site re-development on the Leased Premises, the Lessee will undertake at their sole cost and expense the installation of the required works to the satisfaction of Water and Waste Department. The Lessee shall submit a servicing report for approval before commencing any Land Drainage works.
Other:	80. 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 Director of Legal Services deems necessary and, in a form, satisfactory to the Director of Legal Services within six (6) months following approval from the City's Standing Committees and Council, or its delegated authority, or such other date as mutually agreed upon and approved by the City's Director of Planning, Property & Development. 81. All terms and conditions contained herein, are subject to the approval of the City's Standing Committees and Council, or its delegated authority, and are not binding until such time as that approval is obtained.

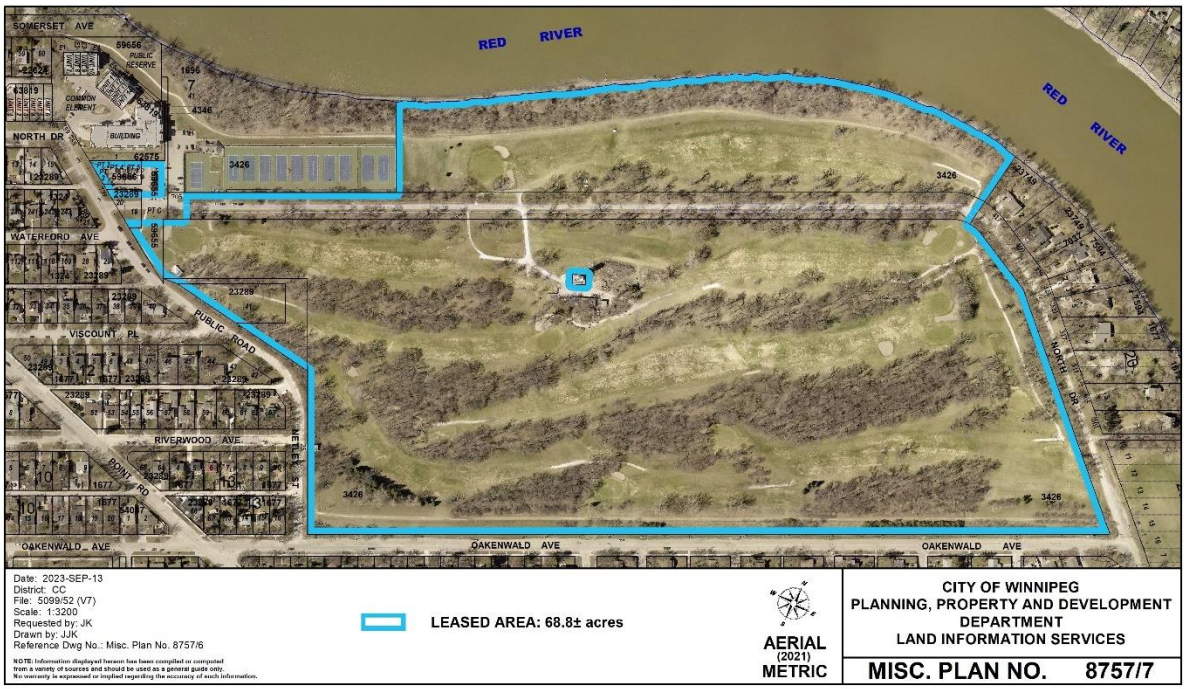
Wildewood Club Golf Course Inc. hereby agree(s) to enter into a Lease Agreement with the City of Winnipeg for the use of the property identified as "**Leased Area"** on the attached Misc. Plan No. 8757/7 and in accordance with the terms and conditions as outlined herein.

Original documents signed by the Tenant

Per: _____

Name: President of Wildewood Golf Course Inc. on April 12, 2024

MISCELLANEOUS PLAN



SCHEDULE B

Eligibility Criteria for Below Market Lease/Licence to Non-Profit Organizations

	Criteria	Meets Criteria	Does NOT Meet Criteria	Notes
i.	The Organization is a registered Non-Profit Organization.	**Yes**		Wildewood Golf Course Inc. is a registered Non-Profit Organization
ii.	The Organization provides activities/ programs that are compatible with the City's provision of services/programs, or addresses an identified gap in service to the community as determined by Stakeholders.	**Yes**		As a NFP, it is the mandate of the corporation to reinvest any and all profits back into the Golf course and adjacent public open space. In addition, the intent is to provide good quality employment for area youth.
iii.	The Organization provides a service for which there is a current and projected need in that location, as determined by Stakeholders, operating for a minimum prescribed number of operating hours.	**Yes**		Golf is projected to increase in the coming years, particularly for nine hole courses. Providing a high quality, affordable golf experience will be a valuable public asset operating from April to October with Cross Country skiing available in the winter!
iv.	If the Organization requires a building, the Lease or Licence must be for a Designated Non-Profit Building.	**Yes**		A condition of the lease is to build a clubhouse to support the operation of the golf course. The NFP status will assist in securing the necessary project funding.
v.	The Organization agrees to pay proportionate Operating costs associated with the Lease or Licence (a requirement for improved and unimproved City property).	**Yes**		The lease stipulates that the operating entity (NFP) will be responsible for its share of the operating costs.
vi.	The Organization agrees to provide their annual financial statements to the City prior to June 1 in each calendar year for the duration of the Lease or Licence.	**Yes**		WIldewood Golf Course Inc will provide annual financial statements to the City as required.

General Remarks:

The request for Not for Profit status is an important element of the business proposition for the WIldewood Golf Course and such designation ensures that the dollars generated through public and member play will be used for enhancements to this important public asset. The structure of the NFP allows for participation by members of the community while providing for transparency and the opportunity for input as the Wildewood Golf Course evolves over the course of the lease.

Written by: **President of Wildewood Golf Course Inc.** **Date:** **Oct 18, 2023**

SCHEDULE C

RENT SCHEDULE		
Agreement Year	**Year**	**Rent Fee/Round - $**
1	**2025**	0.25
2	**2026**	0.25
3	**2027**	0.75
4	**2028**	0.75
5	**2029**	0.75
6	**2030**	1
7	**2031**	1
8	**2032**	1
9	**2033**	1
10	**2034**	1
11	**2035**	1
12	**2036**	1
13	**2037**	1
14	**2038**	1
15	**2039**	1
16	**2040**	1
17	**2041**	1
18	**2042**	1
19	**2043**	1
20	**2044**	1
21	**2045**	1
22	**2046**	1
23	**2047**	1
24	**2048**	1
25	**2049**	1

SCHEDULE D

Activity	Minimum Requirements
1. Mowing Cycles:	
a) Greens	Daily
b) Tees	3 times per week
c) Fairways	3 times per week
d) Primary Rough	Twice per week
e) Secondary Rough	Twice per week
f) Trimmer Mowing	Twice per week
2. Tee Maintenance:	
a) Changing Tee Markers	Daily
b) Collect Garbage	As required
c) Fill Ball Washers	Weekly
d) Aeration	Seasonally
e) Topdressing	As required
f) Seeding	Bi-weekly
g) Fertilizing	Monthly
3. Green Maintenance	
a) Changing holes	Daily
b) Aeration	Seasonally
c) Topdressing	As required
d) Seeding	Monthly
e) Fertilizing	Bi-weekly
f) Fungicide Application	As required

4. Fairway, Grounds Maintenance	
a) Seeding	Monthly or as required
b) Fertilizing	Monthly or as required
c) Litter pick up	Weekly or as required
5. Watering Cycles	
a) Greens	Min. of 2`` per week or as required
b) Tees	Min. of 1 ½`` per week or as required
c) Fairways	Min of 1 ½ `` per week or as required
d) Trees	As required
e) Shrub, Flower beds, etc.	Weekly or as required
6. Bunker Maintenance	
a) Bunker Maintenance (i.e. edging, weeding, add sand, etc.)	Monthly
g) Sand Bunkers	Groomed weekly
7. Assorted Tasks	
a) Flower Bed Maintenance	As required
b) Irrigation Maintenance	As required
c) Washrooms (Course or Clubhouse)	Daily
d) Leaf Blowing	As required
e) Parking Lot Maintenance	As required
f) Pathway Maintenance	As required
g) Equipment Servicing	Daily
h) Equipment Maintenance (Spring or Fall)	As required
i) Markers, Signs, Benches, etc.	As required
j) Tree Pruning	As required
k) Soil Testing	As required

8. General Activities	
a) Ordering of Parts, Supplies and Materials	As required
b) Irrigation System (Startup/Shutdown)	Spring and Fall
c) Inventory Checks (Spring/Fall)	Twice per season
d) Equipment Storage (End Season	Once
e) Record Keeping (of all maintenance Activities)	Daily
f) Timekeeping	Daily
g) Staff Scheduling	Weekly
h) Capital Projects	Seasonally
i) Building Maintenance (cleaning, painting, etc.)	As required

SCHEDULE E

Winterization Requirements

The following activities are performed at the end of the golf season in preparation for winter:

i) Winterization of Irrigation System

Winterization of the irrigation system normally occurs in mid-October before frost appears on a regular basis. This involves the use of an air compressor in order to force pressurized air through the system so as to remove all possible water in the lines. This includes the securing of the pump. The pump should be stored in a secure facility for the winter months and should be serviced as required.

ii) Application of Winter Chemicals

The spreading of a dry chemical mix of fertilizers and fungicides on the greens is an important work activity which normally requires two applications immediately before snow fall.

iii) Greens Covers

Greens covers are preferred, but at a minimum, snow fencing should be placed around each green and/or tree branches or brush should be placed on each green to trap and retain an insulation blanket of snow.

SCHEDULE F

By-law No. /202__

THE CITY OF WINNIPEG

BY-LAW NO. /202__

A By-law of THE CITY OF WINNIPEG to amend the Community Groups Occupying City-owned Facilities By-law No. 89/2005.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

Community Groups Occupying City-owned Facilities By-law amended

The Community Groups Occupying City-owned Facilities By-law No. 89/2005 is amended by this By-law.

Section 2 amended

2 The table in section 2 is amended by:

a) Adding:

Wildewood Golf Course Inc.	739 North Drive

DONE AND PASSED this day of , 202__.

Mayor

City Clerk

Approved as to Content:

Director of Planning, Property and Development

Legally Reviewed and Certified as to Form:

DRAFT

for Director of Legal Services and City Solicitor

Schedule G

Donor List

Wildewood Golf Course Inc. Donations:	
Name:	Amount:
Pollard Foundation	$75,000.00
David Quinton	$100,000.00
Blake Fitzpatrick	$100,000.00
Rob Coghlan	$100,000.00
Doug Harvey	$100,000.00
Total:	$475,000.00

Schedule H

ASSETS AND PROJECT MANAGEMENT- MUNICIPAL ACCOMODATIONS

Project Name: **Wildewood Golf Course Clubhouse**

Standing Policy Committee: Property and Development

Dept ID: 070675
Department: Municipal Accommodations
Project: 0731000924

Lifecycle Activity Renewal
Service: Property Asset Management
OurWinnipeg: Economic Prosperity

AUTHORIZATION	Previous Budgets	2024 Estimate	FORECAST 2026	2026	2027	2028	2029	Five-Year Forecast Total	Six-Year Total
Project Costs ($000's)	N/A	500	500	-	-	-	-	500	1,000
Financed by:									
External Debt		500	500					500	1,000
								-	-

CASH FLOW	2024	2026	2026	2027	2028	2029	Beyond 2029	Total
Project Costs ($000's)	-	500	500	-	-	-	-	1,000
Financed by:								
External Debt		500	500					1,000
								-

NET OPERATING IMPACT ($000's)	2024	2026	2026	2027	2028	2029
Operating costs						
Debt and finance charges		22	58	73	73	73
Transfer to General Capital Fund						
Total Direct Costs	-	22	58	73	73	73
Less: Incremental Revenue/Recovery	-	10	10	-	-	-
Net Cost/(Benefit)	-	12	48	73	73	73
Incremental Full Time Equivalent Positions						-

Class Estimate: Not applicable
Strategic Priority Action Plan alignment:

1.4 Expand access to existing facilities and programming for recreation, library, community gathering, and 24/7 safe spaces, especially downtown

This capital grant funding represent a forty percent (40%) share of the estimated $2.5 million cost to construct a clubhouse at the Wildwood Golf Course. The construction of the clubhouse is to be undertaken by the lessee of the Golf Course with Municipal Accommodations providing oversight. The City's forty percent share is subject to a sixty percent (60%) share of funding from other levels of government and/or private fundraising.

Note: As this funding represents a one-time capital grant, the class estimate is not applicable. Also not applicable are corporate administration and Municipal Accommodations Project Management overheads.