732 Setter St.
Winnipeg, MB
R2Y 0L6
April 8,2005

Councillor, Peter De Smedt
C/O City Hall
510 Main Street
Winnipeg, MB
R3B 1B9

Dear Councillor De Smedt:

Thank you, for agreeing to meet with us Tuesday to discuss the renewal of the lease for the Allard Arena between the St. James Assiniboia Minor Hockey Association (SJAMHA) and the city of Winnipeg.

The Allard Arena was constructed in 1978 and most of the original equipment is still in place. Since assuming the Lease SJAMHA has spent considerable sums maintaining and repairing the Arena. Unfortunately, being over 27 years old certain equipment has now deteriorated beyond repair. I am listing in order of importance and urgency the equipment, which needs to be replaced, and an estimate of the costs involved:

Ice Plant: We have been advised by the company that maintains our ice plant that certain components can no longer be repaired and must be replaced. The "Chiller" which is a major component of the ice plant must be replaced ($55,000.00). In addition Provincial Government regulations require that we install a "Guarded Status" monitor ($15,000.00) For at total cost of approximately $60,000.00. Replacement must start as soon as possible in order for the Allard arena to open by September of this year.

Roof: The Arena roof leaks in several places and must be repaired

Flooring: The flooring in the dressing rooms and the surrounding areas must be replaced ($15,000.00).

Showers: With over 27 years of use the shower areas now require major upgrades in replacing walls, ventilation etc.

Repainting Steel Girders: The girders require sanding and painting ($35,000.00).

Other: Areas of concern are: the boiler chimney; rink boards; shifting and cracked walls and upgrading the sound system.

Another area of concern to SJAMHA is the ever-increasing insurance costs we are required to absorb annually for the Arena. This year our Insurance invoice was in excess $16,000.00.

Councillor Dc Smcdt, SJAMHA has enjoyed providing hockey facilities through the City of Winnipeg to thousands of St. James children and adults and wc look forward to discussing the future with you.

Yours Sincerely:

Terry Gifford

Prcsident, SJAMHA