

**BUSINESS DEVELOPMENT COMMITTEE – MINUTES  
THE BOARD OF GOVERNORS OF EXHIBITION PLACE**

**3**

**Meeting Date:** Friday, May 13, 2016  
**Start Time:** 9:30 a.m.  
**Location:** Meeting Room C2 – Eneicare Centre – Exhibition Place

**PRESENT:** Jim Karygiannis/Chair, Connie Dejak, Victoria Mancinelli

**APOLOGIES:** Mark Grimes, Mark Teeple

**BOARD:** Mike Layton, Paula Oliveira

**STAFF:** Dianne Young, Chief Executive Officer  
Fatima Scagnol, Corporate Secretary  
Alison Fowles, Solicitor, City Legal  
Barb Cappell, Solicitor, City Legal  
Hardat Persaud, Chief Financial Officer  
Arlene Campbell, General Manager/Sales & Event Management

Jim Karyginannis presided and Fatima Scagnol acted as Secretary to the meeting. The meeting was called to order at 9:35 a.m.

**1. CONFIRMATION OF MINUTES – FEBRUARY 9, 2016**

**Committee Decision**

The Members confirmed the Minutes of the Business Development Committee from the regular meeting held on February 9, 2016, in the form supplied to the Members.

**Committee Motion**

*Motion to Adopt the Minutes by Connie Dejak (Carried)*

**CONSIDERATION OF REPORTS**

The Chair proposed that the Committee proceed through the reports on the agenda with members indicating those reports, by number, on which they wish to speak. The Committee then proceeded with the adoption of the remaining reports and then gave consideration to those reports held for discussion at the request of the members, not necessarily in the order that they appear on the agenda. The Committee concurred with the following.

**2. RENEWAL LEASE FOR TENANCY IN 285 MANITOBA AVENUE**

**Committee Decision**

The Committee on May 13, 2016 adopted the following:

The Committee recommend to the Board that it approve a lease agreement with Toronto Fashion Incubator for 285 Manitoba Drive commencing June 16, 2016, for a three (3) years and six (6) months on the terms and conditions outlined in subject report,

**Background Information**

(May 4, 2016) Report No. 5 from the Chief Executive Officer on the Renewal Lease for Tenancy in 285 Manitoba Avenue

<http://www.explace.on.ca/database/rte/files/Item%205-TFI%20Lease%20Combined.pdf>

**Confidential Attachment – pertaining to Financial Terms**

**Committee Motion**

*Motion to adopt Item (Carried)*

**3. SUMMARY OF TENANT PRESENTATION – FEBRUARY 9, 2016**

**Committee Decision**

The Committee on May 13, 2016 adopted the following:

The Committee receive the Summary of Tenant Presentation held on February 9, 2016, for information.

**Background Information**

(March 31, 2016) Report No. 6 from the Chief Executive Officer on the Summary of Tenant Presentation held on February 9, 2016.

<http://www.explace.on.ca/database/rte/files/Item%206-Tenant%20Info-Feb%209-16.pdf>

**Committee Motion**

*Motion to adopt Item (Carried)*

The Chair proposed that the Committee give consideration to the reports held for discussion at the request of the members.

**4. LEASE FOR TENANCY WITHIN THE QUEEN ELIZABETH EXECUTIVE OFFICES**

The Chair welcomed and introduced Virginia Ludy, General Manager/CNEA who provided a detailed power-point presentation with respect to the Lease for Tenancy within the Queen Elizabeth Executive Offices.

**Committee Decision**

The Committee on May 13, 2016 adopted the following:

- 1) The Committee receive the Lease for Tenancy Within the Queen Executive Offices report for information; and
- 2) The Committee recommend that Board not approve any leases with new Tenants (including the lease with the CNEA for the Queen Elizabeth Executive Offices) pending the outcome of the Board's Strategic Planning Session and the recommendations of City Planning's recommendations regarding Exhibition Place.

**Background Information**

(May 4, 2016) Report No. 2 from the Chief Executive Officer the Lease for Tenancy within the Queen Elizabeth Executive Offices.

<http://www.explace.on.ca/database/rte/files/Item%202-Queen%20Elizabeth%20Executive%20Offices%20Lease%20Combined%20-%20hp.pdf>

**Confidential Attachment – pertaining to Financial Terms**

**Committee Motion**

*Motion to adopt Item (Carried)*

**5. RELOCATION OF GARDEN OF THE GREEK GODS – REPORT OF WORKING GROUP**

The Chair welcomed and introduced Kathy Sutton who provided the following oral presentation (copy attached to the minutes of this meeting) with respect to the Relocation of the Garden of the Greek Gods – Report of the Working Group.

“The purpose of the Working Group is to ensure that the collection of sculptures known as the Garden of the Greek Gods is moved to a suitable and permanent location accessible to the public.”

The Working Group has completed the first part of its job, which was to recommend a suitable new location for the sculpture - the Rose Garden at Exhibition Place.

Also as noted in the Terms of Reference, “The Working Group will cease to exist after the sculptures are relocated.” Therefore, I assume that we will continue to meet until we have achieved this goal. I trust that Dianne Young will continue her good leadership of the group, and call a meeting in the near future.

As the sculpture is included in the current lease to Muzik, the main obstacle in moving it is obtaining the tenant's agreement. On behalf of the Working Group, and all its supporters, I urge both the President of Muzik, Mr. Zlatko Starkovski, and the Chair, Mr. Ralph Lean, to do the right thing, and agree that the sculpture will be removed from the terms of their lease, so that it can be moved.

Meanwhile, the Working Group should continue under the assumption that the sculpture will be moved, and focus its efforts on developing plans for the move itself, and the design of the new installation. This is detailed in the specific directions to the Working Group, including no. 7, "Work with Exhibition Place and any outside parties (landscapers, etc.) in relocating the sculptures to their new location." Thank you.

### **Committee Decision**

The Committee on May 13, 2016 adopted the following:

- (a) The Committee receive the Communication (b) with respect to the Article on the Garden of the Greek Gods in the American Road Magazine, for information; and
- (b) The Committee receive Report No. 3 from the Chief Executive Officer on the Relocation of the Garden of the Greek Gods – Report of Working Group, for information.

### **Background Information**

(May 4, 2016) Communication (a) from Kathy Sutton regarding the Garden of the Greek Gods

[http://www.explace.on.ca/database/rte/files/Communication%20\(a\)-KS-GGG.pdf](http://www.explace.on.ca/database/rte/files/Communication%20(a)-KS-GGG.pdf)

(May 4, 2016) Report No. 3 from the Chief Executive Officer on Relocation of Garden of the Greek Gods – Report of Working Group.

<http://www.explace.on.ca/database/rte/files/Item%203GGG%20Working%20Group%20Relocation.pdf>

*Motion to Amend Item (Additional) moved by Jim Karygiannis*

*That In response to the deputation and the proposed motion that as part of the amendment to the Muzik lease regarding banquets, the lease amendment also include and require a right to remove the Garden of the Greek Gods from the Leased Premises at the Board's cost; that Councillor Jim Karygiannis, Exhibition Place staff and the Garden of the Greek Gods Working Group define their next steps with respect to the relocation of the sculptures and in consultation with the Tenant report back to the Committee and Board.*

### **Committee Motion**

*Motion to adopt Item as Amended (**Carried**)*

The Committee recessed its public session and met in closed session on May 13, 2016, to consider confidential information related to Reports containing confidential information.

The Committee reconvened in public session at 10:40 a.m. and concurred with the following.

## **6. MUZIK CLUBS INC. LEASE TERMS AND CONDITIONS**

The Chair welcomed and introduced Lorna Tomassoni who provided an oral presentation with respect to the Community's views on the Muzik Clubs Lease Terms and Conditions.

The Chair welcomed and introduced Zlatko Starkovski and Michael Binetti of Muzik Clubs who were in attendance to respond to any questions the Committee had with respect to subject report.

### **Committee Decision**

The Committee on May 13, 2016 recommended the following:

- (a) The Committee receive Communication (b) with respect to Muzik Clubs Inc. Lease Terms and Conditions, which was distributed at the meeting, for information.

The Committee on May 13, 2016 recommended the following to the Board, wherein referrals noted within the motion can be found in "Background Information" – link to Board report:

- 1) Delete recommendation number 2 from subject report;
- 2) Direct Exhibition Place staff to negotiate with Muzik Clubs with a view to reaching an agreement to allow Muzik Clubs to operate during the CNE Period generally on the same terms and conditions agreed to by the Board and Hypnotic Clubs Inc. in 2014 as set out in Appendix "C" and to report back to the Board on the outcome of the negotiations and approval of such an agreement, if any, at its meeting no later than July 2016;

- 3) Subject to the approval of City Council, and as more particularly provided on pages 6 and 7 of subject report:
- (i) amend sections 5.1 and 5.2 of the Muzik Clubs Lease to allow Muzik Clubs to host banquets provided that if Muzik Clubs, in any one year, contracts to hold more than thirty (30) days of banquets, Muzik Clubs will provide notice to the Liberty Grand Entertainment Group (“Liberty”), and Liberty will have the first right of refusal to cater such banquets; and,
  - (ii) consider amending section 5.2 to delete paragraph 2 with respect to a prohibition on the Tenant holding trade and consumer shows on the condition that the Tenant agrees to an amendment to the Muzik Clubs Lease to allow removal of the Garden of the Greek Gods from the Leased Premises at the Board’s cost; and
- 4) Request Exhibition Place staff to report directly to the Board on the financial implications of amending the Muzik Clubs Lease as provided in Recommendation 3(ii) above.

**Background Information**

Communication (b) from Lorna Tomassoni regarding Muzik Clubs Inc. Lease [http://www.explace.on.ca/database/rte/files/Communication%20\(b\)-LT-Muzik\(1\).pdf](http://www.explace.on.ca/database/rte/files/Communication%20(b)-LT-Muzik(1).pdf) (May 4, 2016) Report No. 4 from the Chief Executive Officer on the Muzik Clubs Inc. Lease Terms and Conditions <http://www.explace.on.ca/database/rte/files/Item%204-MUZIK%20LEASE%20ENTIRE%20Report.pdf>

**Committee Motion**

*Motion to adopt Item as Amended (Carried)*

**6(a) MUZIK CLUBS LEASE – PERMISSION GRANTED FOR BANQUET EVENTS – SUPPLIMENTARY INFORMATION**

**Committee Decision**

The Committee on May 13, 2016 adopted the following:

The Committee refer the Muzik Clubs Lease – Permission Granted for Banquet Events – Supplementary Information to the Board for information.

**Background Information**

(February 16, 2016) Report No. 4(a) from the Chief Executive Officer on the Muzik Clubs Lease – Permission Granted for Banquet Events – Supplementary Information

[http://www.explace.on.ca/database/rte/files/Item%204\(a\)-Muzik%20Lease-Supplementary%20Information.pdf](http://www.explace.on.ca/database/rte/files/Item%204(a)-Muzik%20Lease-Supplementary%20Information.pdf)

**Committee Motion**

*Motion to adopt Item (Carried)*

**6(b) MUZIK CLUBS LEASE PROVISIONS**

**Committee Decision**

The Committee on May 13, 2016 adopted the following:

The Committee refer the Muzik Clubs Lease Provisions to the Board for information.

**Background Information**

(March 14, 2016) Report No. 4(b) from the City Solicitor on the Muzik Clubs Lease Provisions

[http://www.explace.on.ca/database/rte/files/Item%204\(b\)-Muzik%20Clubs%20Lease-City%20Legal.pdf](http://www.explace.on.ca/database/rte/files/Item%204(b)-Muzik%20Clubs%20Lease-City%20Legal.pdf)

**Confidential Attachment – pertaining to a lease provisions**

**Committee Motion**

*Motion to adopt Item (Carried)*

**7. DATE OF NEXT MEETING**

The next meeting of the Committee is scheduled for Friday, June 24, 2016 at 9:30 am.

**ADJOURNMENT**

There being no further business, the Chair adjourned the meeting at 11:30 a.m.

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Chair