

**Item No. 1**

**MINUTES**

**THE BOARD OF GOVERNORS OF EXHIBITION PLACE  
Fountainblu Side Room – Queen Elizabeth Building - Exhibition Place  
Friday, April 12, 2013 – 8:30 a.m.**

The Board of Governors of Exhibition Place met in the Fountainblu Side Room – Queen Elizabeth Building - Exhibition Place on Friday, April 12, 2013 at 8:30 a.m.

**PRESENT:** Mark Grimes, Chair  
Wayne Copeland, Connie Dejak, Michael Layton, Hugh Mansfield, Gord Perks, Sean Webster

**APOLOGIES:** Gloria Lindsay Luby, Giorgio Mammoliti

**STAFF:** Dianne Young, Chief Executive Officer  
Fatima Scagnol, Corporate Secretary  
Alison Fowles/Solicitor, City Legal  
Hardat Persaud, Chief Financial Officer  
Arlene Campbell, General Manager/Sales & Events Management  
Mark Goss, General Manager/Operations  
Jeff Gay, Director/Event Services  
Frank Martindale, Director/Operations  
Gabe Mullan, Director/Parking & Security Services  
Laura Purdy, Director/Sales & Marketing  
Danny Chui, Manager/Capital Works  
Ryan Gillis, Manager/Accounting – BMO Field  
Audrey Borges, Records Analyst/Exhibition Place

**PRESENTORS/  
DEPUTANTS** Rob Sysak, Executive Director of West Queen St. BIA  
Brian Ashton, President of the CNEA  
Dori Segal, President & CEO, First Capital Realty  
Chris Fraser, Moveable Inc.  
Linda Waddell, President & Show Director  
Toronto International Boat Show  
Amarjeet Kaur Chhabra, Community & Political Organizer  
UNITE HERE Local 75

Mark Grimes presided, and Fatima Scagnol acted as Secretary to the meeting. The meeting was called to order at 8:30 a.m.

The Chair advised that were guests attending who wish to speak to Item No. 14, entitled Casino Report, and would introduce each speaker before presenting to the Board. He further reminded members and guests that each speaker would be given 5 minutes to speak and that the time for Board Members Questions/Responses was outside of the 5 minutes speaking time.

**1. NOTICE OF MOTION – CLARITY BILLBOARD SIGN**

Upon the question of the adoption of the Notice of Motion with respect to the Clarity Billboard Sign, it was **APPROVED**.

2. **CONGRATULATIONS MOTION – LAURA PURDY**

Upon the question of the adoption of the Congratulations Motion with respect to Laura Purdy, it was **ACKNOWLEDGED**.

Before proceeding with the regular business of the meeting, the Chair requested members to indicate the report on the public agenda wherein they have an interest, together with the nature of the interest. Connie Dejak declared an interest with respect to Item No. 12 entitled “Parking Rate Review”, given she is a member of the Board of the Ontario Place Corporation.

3. **MINUTES OF PREVIOUS MEETING**

On motion duly made by Sean Webster, seconded and **CARRIED**, it was **RESOLVED** that the Minutes of the Meeting of the Board of Governors held on Friday, February 15, 2013, be **VERIFIED** in the form distributed to the members.

**CONSIDERATION OF REPORTS**

The Chair proposed that the Board proceed through the reports on the agenda with members indicating those reports, by number, on which they wish to speak; that the Board then proceed with the adoption of the remaining reports; and then give 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 Board concurred with the following.

4. **2013 CAPITAL WORKS PROGRAM – MARCH PROGRESS REPORT**

Upon the question of the adoption of Report No. 4 dated March 26, 2013 from the Chief Executive Officer with respect to the 2013 Capital Works Program – March Progress Report, it was received for **INFORMATION**.

5. **BMO MANAGEMENT REPORT – JANUARY 2013**

Upon the question of the adoption of Report No. 5 dated January 2013 from the General Manager/BMO Field with respect to the BMO Management Report for January 2013, it was received for **INFORMATION**.

6. **BMO MANAGEMENT REPORT – FEBRUARY 2013**

Upon the question of the adoption of Report No. 6 dated February 2013 from the General Manager/BMO Field with respect to the BMO Management Report for February 2013, it was received for **INFORMATION**.

7. **EXHIBITION PLACE MANAGEMENT REPORT – FEBRUARY 2013**

Upon the question of the adoption of Report No. 7 dated February 28, 2013 from the Chief Executive Officer and the General Manager/Sales & Events Management with respect to the Exhibition Place Management Report for February 2013, it was received for **INFORMATION**.

8. **AMENDMENTS TO THE RELATIONSHIP FRAMEWORK BETWEEN THE BOARD AND THE CITY OF TORONTO**

Upon the question of the adoption of Report No. 8 dated March 27, 2013 from the Chief Executive Officer with respect to Amendments to the Relationship Framework Between the Board and the City of Toronto, it was received for **INFORMATION**.

9. **AGREEMENT FOR ENGINEERING SAFETY REVIEW & ASSESEMENT SERVICES**

Upon the question of the adoption of Report No. 11 dated March 19, 2013 from the Chief Executive Officer with respect to an Agreement for Engineering Safety Review & Assessment Services, it was **APPROVED**.

10. **PARKING RATE REVIEW**

Connie Dejak had earlier declared an interest with respect to subject report given she is a member of the Board of the Ontario Place Corporation, and took no part in the voting.

Upon the question of the adoption of Report No. 12 dated March 28, 2013 from the Chief Executive Officer with respect to the Parking Rate Review, it was **APPROVED**.

11. **BARGAINING PROCESS AT EXHIBITION PLACE**

Upon the question of the adoption of Report No. 13 dated March 26, 2013 from the Chief Executive Officer with respect to the Bargaining Process at Exhibition Place, it was **APPROVED**.

12. **ACCOUNTS RECEIVABLE – DIRECT ENERGY CENTRE ALLSTREAM CENTRE & EXHIBITION PLACE – FEBRUARY, 2013**

Upon the question of the adoption of Report No. 15, and the Confidential Attachment 1 to subject report, dated March 27, 2013 from the Chief Executive Officer with respect to the Accounts Receivable for Direct Energy Centre, Allstream Centre and Exhibition Place, as at February 28, 2013, it was received for **INFORMATION**.

13. **EXTENSION OF COCA-COLA REFRESHMENT SPONSORSHIP AGREEMENT**

Upon the question of the adoption of Report No. 16, and the Confidential Attachment 1 to subject report, dated March 27, 2013 from the Chief Executive Officer with respect to an Extension of the Coca-Cola Refreshment Sponsorship Agreement, it was **APPROVED**.

14. **INCENTIVE PAY PLAN – SALES STAFF**

Upon the question of the adoption of Report No. 17, and the Confidential Attachment 1 to subject report, dated March 27, 2013 from the Chief Executive Officer with respect to an Incentive Pay Plan for Sales Staff, it was **APPROVED**.

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

#### 15. **2013 STANDING COMMITTEES OF THE BOARD**

Connie Dejak noted that given the ongoing difficulty with quorum, the Board should consider increasing the number of members on committees.

On motion duly made by Connie Dejak, seconded and **CARRIED**, it was **RESOLVED** that Report No. 9 dated March 14, 2013 from the Chair with respect to the 2013 Standing Committees of the Board, be **APPROVED**.

#### 16. **USE OF EXHIBITION PLACE RESOURCES DURING AN ELECTION POLICY – BOARD EMPLOYEES**

On a question from Connie Dejak with respect to any violations previously reported, Dianne Young responded that any violations would have been done through public complaints directly to the City Toronto, and any that she received from the City Manager related to Exhibition Place, were dealt with by her.

On a question from Connie Dejak with respect to whether this policy addressed Leadership Conventions, Dianne Young responded that the policy only addresses Municipal Elections.

On motion duly made by Connie Dejak, seconded and **CARRIED**, it was **RESOLVED** that the last sentence in Item No. 2 on page 6, be **amended**, thereby changing the words “lieu time” to “approved lieu time”, and that Report No. 10 dated March 14, 2013 from the Chief Executive Officer with respect to the Use of Exhibition Place Resources During an Election Policy for Board Employees, as amended, be **APPROVED**

#### 17. **CASINO REPORT**

##### **Presentations/Question/Answer Sessions**

##### **Rob Sysak, Executive Director of West Queen St. BIA**

Mr. Sysak spoke on behalf of the West Queen St. BIA wherein his presentation outlined the impact a proposed Casino would have on the surrounding fast food outlets, restaurants, businesses and residents of Liberty Village and expressed the BIA’s opposition with a Casino being located at Exhibition Place.

There were no questions from members of the Board.

##### **Brian Ashton, President of the CNEA**

Mr. Ashton spoke on behalf of the Canadian National Exhibition Association wherein his presentation outlined the impact a proposed Casino would have on the annual CNE which would result in the demise of the CNE.

On a question from Gord Perks with respect to the annual CNE possibly moving over to the Ontario Place site as shown in the MGM concept, Mr. Ashton responded that the Board should clearly give thought to the impact the Casino would have on the CNE.

Mike Layton pointed out that MGM have made positive comments related to the CNE and its existence should a Casino be considered. Mr. Ashton indicated no positive comments have been made by the CNEA to MGM. He further added that due diligence has not been carried out with respect to the MGM concept and that the CNE would not survive such a development.

On a question from Mike Layton with respect to the number of summer jobs available during the CNE, Mr. Ashton responded that there are approximately 5,000 positions and CNEA encourages students and young people in the “at risk communities” to have employment opportunities.

On a question from Mike Layton with respect to the understanding of the CNEA regarding a proposal from MGM to the Hotel Proponent and what open spaces would be left for the CNE, Mr. Ashton responded that 3 million square feet would be removed from the CNE’s outdoor footprint.

On a question from Wayne Copeland with respect to why the CNEA could not make a proposed Casino work, Mr. Ashton responded that Exhibition Place would have a better future without a Casino managed by a US firm, and that giving away public lands means that you would never get it back.

On a question from Hugh Mansfield with respect to what the *City of Toronto Act* states requiring a “fair” to be held each year at Exhibition Place, Mr. Ashton responded that the CNE meets this requirement.

On a question from Hugh Mansfield with respect to the yearly attendance of the CNE, Mr. Ashton responded that 1.2 million visit each year.

On a question from Hugh Mansfield with respect to the CNEA’s yearly revenue, Mr. Ashton responded the CNEA contributes \$25 Million of economic impact to the City of Toronto.

Hugh Mansfield noted that the CNEA survived when the National Trade Centre was built, and Mr. Ashton agreed, however, he added the CNEA would not survive with a Casino.

### **Dori Segal, President and CEO, First Capital Realty**

Mr. Segal spoke on behalf of First Capital Realty who is a major owner, developer and operator of supermarkets and drugstores anchored in the neighbourhood and community shopping centres. Mr. Segal advised the Board that they are opposed to a Casino at Exhibition Place given Casinos don’t belong in neighbourhoods.

On a question from Mike Layton with respect to the planned \$3 Billion to be invested in the GTA, and how much of this investment will result in employment, Mr. Segal responded that he was not sure of the specific employment numbers but continued to say that the Liberty neighbourhood area will be destabilized with a Casino.

On a question from Mike Layton with respect to the planned \$14 Billion and the taxes generated from this amount, Mr. Segal responded that it would generate approximately \$100 Million in municipal taxes, and approximately 99% of developers believe development will

stop with a Casino. He further added that without studying the numbers he couldn't provide conclusive answers.

On a question from Hugh Mansfield with respect to the number of residents in Liberty Village, Mr. Segal responded there are approximately 40,000.

On a question from Hugh Mansfield with respect to the devaluation to real estate if a Casino was built at Exhibition Place, Mr. Segal responded that he personally would not want to live or work in the area with a nearby Casino.

On a question from Hugh Mansfield with respect to the valuation of residential homes/units if a Casino was built at Exhibition Place, Mr. Segal responded that Liberty Village would become a dead zone if families started leaving the area.

On a question from Hugh Mansfield with respect to the impacts on what commercial realtors refer to as downtown south in proximity of Exhibition Place, Mr. Segal responded that this is hard to measure.

In light of the questions asked, Mark Grimes questioned if Mr. Segal has reviewed a report, which is available from Tourism Toronto produced by David Whitaker supporting the Casino and convention centre development. Mr. Segal had no specific comments on this.

### **Chris Fraser, Moveable Inc.**

Mr. Fraser spoke on behalf of his firm as well as for the LVBIA, wherein there is great opposition in establishing a Casino at Exhibition Place.

On a question from Mike Layton with respect to the employment number in the area, Mr. Fraser responded that there are approximately 7,500 folks.

On a question from Mike Layton with respect to the single one complaint in the area, Mr. Fraser responded that it is the traffic gridlock.

On a question from Mike Layton with respect to the addition of 12,000 parking spaces in the MGM Casino report and how this would affect the residents, Mr. Fraser responded that the daily complaint is that folks can't get to the downtown core and suggested that Gord Perks could respond more fully.

On a question from Sean Webster with respect to the gridlock concerns being the same with the development of convention/conference facilities at Exhibition Place without a Casino, Mr. Fraser re-expressed his concern with a potential Casino.

On a question from Hugh Mansfield with respect to Minister Chan's response that no Casino would be located at Ontario Place and the reaction of LVBIA, Mr. Fraser responded that he sees better usage and development of both Exhibition Place and Ontario Place than for a Casino.

On a question from Hugh Mansfield with respect to the impact of the proposed Casino on the value of homes, Mr. Fraser responded it would impact their quality of life.

On a question from Wayne Copeland with respect to future condominium expansions within Liberty Village, Mr. Fraser responded that not much new construction is being planned.

On a question from Connie Dejak with respect to the process developed for community consultations, has it been fair and do residents feel they have been heard, Mr. Fraser responded that they were all done properly and residents voiced their opinions.

In light of the questions asked, Mark Grimes questioned if Mr. Fraser has reviewed a report, which is available from Tourism Toronto produced by David Whitaker, Mr. Fraser responded he has skimmed through this report.

**Linda Waddell, President & Show Director, Toronto International Boat Show**

Linda Waddell spoke on behalf of her organization which has been at Exhibition Place for the last 55 years and has submitted concerns regarding the proposed Casino by the City Manager. She was quite surprised that there is no impact statements within the City Manager's report related to the existing Exhibition Place events.

On a question from Gord Perks with respect to the Boat Show and would it close if the Casino was at Exhibition Place, Ms. Waddell responded that her show would not necessarily leave Exhibition Place but added that the boat show audience is quite different than a Casino audience.

On a question from Gord Perks with respect to the proposed number of parking spaces that were suggested in the MGM concept and if this would help the Boat Show, Ms. Waddell responded that losing 1,500 surface parking spaces would be very difficult for the show move-in given the number of trailers and trucks that unload boats.

On a question from Wayne Copeland with respect to the Boat Show and other show producers being open to consultation, Ms. Waddell responded most definitely.

Hugh Mansfield noted that he is quite surprised that no consultation has taken place with any event organizer that uses Exhibition Place and asked if the Casino is the driving force for events, Ms. Waddell responded that organizers look for the space in the venue and other factors that attract exhibitors and in her opinion the Casino would not attract consumer shows.

**Amarjeet Kaur Chhabra, Community & Political Organizer, UNITE HERE Local 75**

Ms. Chhabra spoke on behalf of UNITE HERE Local 75 which represents more than 8,000 hotel, hospitality, food service and gaming workers across the GTA, and 275,000 workers across North America. The membership includes a total of 100,000 gaming workers across the continent, including around 55,000 in Las Vegas, and that they support a Toronto Casino and support it being at Exhibition Place.

On a question from Gord Perks with respect to what the conditions of the union are in supporting a Casino, Ms. Chhabra responded that the jobs must be unionized. Gord Perks added that this condition is not included in the City Manager's report.

### **Board Member Questions of Exhibition Place Staff**

On a question from Mike Layton with respect to Page 5 – Appendix “C” in the City Manager’s report and the defining of space, Dianne Young responded that the chart showed only convention centers with attached hotels and for that reason Exhibition Place was not on the list, however, based on size of exhibit space Exhibition Place would rank #11 in North America and MTCC is #33. She further added that it would not be possible to provide comparative charts related to earnings because many of the venues listed were privately owned and no financials are available. Mike Layton further suggested that the Exhibition Place Strategic Planning exercise give some background on this issue.

On a question from Hugh Mansfield with respect to what is more important to our clients as part of the Strategic Planning preparations– space or a Casino. Dianne Young responded that general workshops have been held previously with show organizers who all indicated they would like to see more convention/exhibit space available but not a Casino. She further added that Exhibition Place is dedicated to its existing clients, however, without having more detailed information, staff are unable to plan ahead as to the impact of a Casino/entertainment complex since the specifics of the development are unknown.

### **Board Speakers**

Wayne Copeland would like more information once City Council makes a decision and added that Toronto is already in a mess – it takes 45 minutes to travel by car from Kingston Road to the Gardiner. He further added that the Casino plan has to have good sides to it and once more defined information is received, the Board should be opened to new ideas.

Connie Dejak noted that public transportation should be an issue and that without having more detailed information from City Council, it’s difficult to make decisions.

Hugh Mansfield agrees with Ms. Dejak, however he is very disappointed with the Board in moving quickly to embrace this project – we need to do these efficiently and effectively. He further added that that Board should review what pieces we have and what pieces we need.

Gord Perks provided a brief history of what has taken place over the years on the site and has been quite vocal in his opposition to a Casino at Exhibition Place. The impact to Exhibition Place and the analysis, and the Hotel project has not been discussed in the City Manager’s report. He further expressed his concerns with the Medical Officer’s report; the impact to the CNE and its loss of summer employment; historical features on the site; revenue being made off of those who can’t afford to gamble; business relations; and loss of Exhibition Place revenue if shows leave because of a Casino on the grounds. Mr. Perks is not very happy with the City Manager who has not consulted with the Board of Governors, and believes the Board has been blind-sided.

It was moved by Mark Grimes that the options outlined in the City Manager’s report related to the New Casino & Convention Development be endorsed in principle, subject to any amendments of the recommendations by City Council; and further that any questions or comments from the Board of Governors and Deputants raised at its meeting of April 12, 2013, be referred to the City Manager.

Upon the question of the adoption of the motion moved by Mark Grimes, a recorded vote was requested. Those in favour were Wayne Copeland, Connie Dejak, Mark Grimes and Sean Webster; and those against were Michael Layton, Hugh Mansfield and Gord Perks.

Given the vote was 4 in favour and 3 against, the motion moved by Mark Grimes wherein the options outlined in the City Manager's report related to the New Casino & Convention Development be endorsed in principle, subject to any amendments of the recommendations by City Council; and **FURTHER** that any questions or comments from the Board of Governors and Deputants raised at its meeting of April 12, 2013, be referred to the City Manager, it was **APPROVED**; and **FURTHER** that, Report No. 14 dated April 8, 2013 from the Chief Executive Officer with respect to the Casino Report, be received for **INFORMATION**.

#### 18. DATE OF NEXT MEETING

The next regular meeting of the Board is scheduled to be held on **Friday, May 24, 2013 at 8:30 a.m.**

#### 19. RESOLUTION RE ABSENTEEISM

On motion duly made by Connie Dejak, seconded and **CARRIED**, it was **RESOLVED** that Gloria Lindsay Luby and Giorgio Mammoliti having notified the Corporate Secretary of their unavailability to attend this meeting of the Board, be **EXCUSED**.

#### ADJOURNMENT

There being no further business, the Chair adjourned the meeting at 10:50 a.m.

(Copies of the communications, reports and other documents referred to in the minutes of this meeting have been distributed to the members and copies thereof inserted as schedules to the official minutes of the proceedings of this meeting of the Board.)

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Corporate Secretary

\_\_\_\_\_  
Chair

**VERIFIED** at a meeting of the Board of Governors of Exhibition Place held on the \_\_\_\_ day of \_\_\_\_\_, 2013.

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Chair