

**Item No. 1(a)**

**MINUTES**  
**THE BOARD OF GOVERNORS OF EXHIBITION PLACE**  
**Sideroom - Fountainblu – Queen Elizabeth Building - Exhibition Place**  
**Friday, February 14, 2014 – 8:30 a.m.**

The Board of Governors of Exhibition Place met in the Fountainblu – Queen Elizabeth Building - Exhibition Place on Friday, February 14, 2014 at 8:30 a.m.

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

**APOLOGIES:** Gloria Lindsay Luby, Sean Webster

**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  
Frank Martindale, Director/Operations  
Gabe Mullan, Director/Parking & Security Services  
Laura Purdy, Director/Sales & Marketing  
Danny Chui, Manager/Capital Works  
Peter Church, General Manager/BMO Field  
Ryan Gillis, Manager/Accounting – BMO Field  
Arlene Jang, IT Specialist

**GUESTS:** Eric Arm, Senior Financial Analyst, Special Projects/City of Toronto

**PRESENTORS:** Joe Berridge, Urban Strategies

**SPEAKERS:** Brian Ashton, CNEA President  
Zlatko Starkovski, President/Muzik Clubs Inc.  
Jamie Besner, Sussex Strategies

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

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.

Giorgio Mammoliti declared an interest with respect to Report No. 16 entitled “Agreement for Event & Special Assignment Security Guard Services” given he has used the contractor for a private event.

Wayne Copeland declared an interest with respect to Report No. 22 entitled “Agreement with Green Savoree Toronto ULC for Honda Indy” given he has a relative within the Green Savoree Toronto organization.

## **ROUTINE MATTERS**

### **(a) CONGRATULATIONS MOTION – CANADIAN ASSOCIATION OF EXPOSITION MANAGERS HALL OF FAME**

Upon the question of the adoption of the Congratulations Motion with respect to Arlene Campbell winning the Associate Category of the Canadian Association of Exposition Managers Hall of Fame, it was **ACKNOWLEDGED**.

### **(b) CONGRATULATIONS MOTION – EMPLOYEE OF THE YEAR**

Upon the question of the adoption of the Congratulations Motion with respect to Employee of the Year being awarded to Debbie Sanderson, it was **ACKNOWLEDGED**.

### **(c) CONGRATULATIONS MOTION – UNITED WAY TORONTO CAMPAIGN**

Upon the question of the adoption of the Congratulations Motion with respect to Debbie Sanderson's dedication and hard work related to the United Way Toronto Campaign, it was **ACKNOWLEDGED**.

Debbie was formally presented with the two certificates wherein a photo was taken with the Chair and the Chief Executive Officer.

## **COMMUNICATIONS**

### **(a) COUNCILLOR GIORGIO MAMMOLITI**

Upon the question of the adoption of a Communication dated February 12, 2014 from Giorgio Mammoliti with respect to the timing of Board Meetings and a request to hold and discuss Report Nos. 23 and 24 in reverse order, it was **RECEIVED**.

#### **1. MINUTES OF PREVIOUS MEETING**

On motion duly made by Giorgio Mammoliti, seconded and **CARRIED**, it was **RESOLVED** that the Minutes of the Meeting of the Board of Governors held on Friday, November 22, 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.

#### **2. 2013 CAPITAL WORKS PROGRAM – YEAR END REPORT**

Upon the question of the adoption of Report No. 3 dated January 30, 2014 from the Chief Executive Officer with respect to the 2013 Capital Works Program – Year End Report, it was received for **INFORMATION**.

3. **2014 CAPITAL WORKS PROGRAM – JANUARY PROGRESS REPORT**

Upon the question of the adoption of Report No. 4 dated January 30, 2014 from the Chief Executive Officer with respect to the 2014 Capital Works Program – January Progress Report, it was received for **INFORMATION**.

4. **BMO MANAGEMENT REPORT – OCTOBER 2013**

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

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

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

6. **EXHIBITION PLACE MANAGEMENT REPORT – JANUARY 31, 2014**

Upon the question of the adoption of Report No. 7 dated January 31, 2014 from the Chief Executive Officer and the General Manager/Sales & Events Management with respect to the Exhibition Place Management Report for January 2014, it was received for **INFORMATION**.

7. **CAPITAL TENDER – DEC WASHROOM RENOVATIONS – PHASE IV**

Upon the question of the adoption of Report No. 8 dated January 31, 2014 from the Chief Executive Officer with respect to a Tender Award for the Washroom Renovations at Direct Energy Centre – Phase IV, it was **APPROVED**.

8. **OCCUPATIONAL HEALTH & SAFETY REPORT – 4<sup>TH</sup> QUARTER 2013**

Upon the question of the adoption of Report No. 9 dated January 30, 2014 from the Chief Executive Officer with respect to the Occupational Health & Safety Report – 4<sup>th</sup> Quarter 2013, it was received for **INFORMATION**.

9. **COMPLAINTS SUMMARY AS AT DECEMBER 31, 2013**

Upon the question of the adoption of Report No. 10 dated January 15, 2014 from the Chief Executive Officer with respect to the Complaints Summary as at December 31, 2013, it was received for **INFORMATION**.

10. **PUBLICATION OF SENIOR STAFF EXPENSES - 2013**

Upon the question of the adoption of Report No. 11 dated January 25, 2014 from the Chief Executive Officer with respect to the Publication of Senior Staff Expenses for 2013, it was received for **INFORMATION**.

**11. CONTROLS MONITORING PROGRAM  
-OVERTIME, LIEU TIME & MILEAGE EXPENSES**

Upon the question of the adoption of Report No. 13 dated January 29, 2014 from the Chief Executive Officer with respect to the Controls Monitoring Program – Overtime, Lieu Time and Mileage Expenses, it was received for **INFORMATION**.

**12. BMO FIELD – STADIUM ADVISORY  
COMMITTEE REPORT – 2015 RENTAL RATES**

Upon the question of the adoption of Report No. 14 dated January 7, 2014 from the Stadium Advisory Committee with respect to the 2015 Rental Rates, it was received for **INFORMATION**.

**13. MLSE & BMO FIELD PROPOSED BLACKOUT DATES – 2015, 2016 & 2017**

Upon the question of the adoption of Report No. 15 dated January 7, 2014 from the Stadium Advisory Committee with respect to the MLSE & BMO Field Proposed Blackout Dates for 2015, 2016 and 2017, it was **APPROVED**.

**14. AGREEMENT FOR EVENT & SPECIAL  
ASSIGNMENT SECURITY GUARD SERVICES**

Giorgio Mammoliti had earlier declared an interest with respect to subject report given he has used the contractor for a private event, and took no part in the voting.

Upon the question of the adoption of Report No. 16 dated January 29, 2014 from the Chief Executive Officer with respect to an Agreement for Event & Special Assignment Security Guard Services, it was **APPROVED**.

**15. ASSIGNMENT FOR HIGH REACH EQUIPMENT AND  
OTHER VARIOUS TYPES OF EQUIPMENT ON A RENTAL BASIS**

Upon the question of the adoption of Report No. 17 dated January 17, 2014 from the Chief Executive Officer with respect to an Assignment for High Reach Equipment & Other Various Types of Equipment on a Rental Basis, it was **APPROVED**.

**16. BUSINESS TRAVEL IAVM –VENUE  
MANAGEMENT SCHOOL – FIRST YEAR MEMBER**

Upon the question of the adoption of Report No. 18 dated January 27, 2014 from the Chief Executive Officer with respect to a Business Travel IAVM - Venue Management School – First Year Member, it was **APPROVED**.

**17. DONATIONS TO EXHIBITION PLACE FOR COMMUNITY BENEFITS POLICY**

Upon the question of the adoption of Report No. 19 dated December 17, 2013 from the Chief Executive Officer with respect to a Donation to Exhibition Place for Community Benefits Policy, it was **APPROVED**.

**18. AGREEMENT WITH GREEN SAVOREE TORONTO ULC FOR HONDA INDY**

Wayne Copeland had earlier declared an interest with respect to Report No. 22 entitled “Agreement with Green Savoree Toronto ULC for Honda Indy” given he has a relative within the organization, and took no part in the voting.

Upon the question of the adoption of Report No. 22 dated January 27, 2014 from the Chief Executive Officer with respect to an Agreement with Green Savoree Toronto ULC for Honda Indy, it was **APPROVED**.

**19. BMO FIELD MANAGEMENT REPORT – DECEMBER 2013**

Upon the question of the adoption of Report No. 28 dated December 2013 from the General Manager/BMO Field with respect to the BMO Field Management Report for December 2013, it was received for **INFORMATION**.

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

**20. FINAL STRATEGIC PLAN – 2014 TO 2016**

Brian Ashton, President of the CNEA provided an oral presentation with respect to the views of the CNEA as they relate to the Board’s Strategic Plan for 2014 to 2016. Following the presentation, no questions were asked of Mr. Ashton.

Joe Berridge of Urban Strategies provided an overview of the process related to finalizing the Board’s Strategic Plan which initially commenced in 2012. After internal interviews and focus groups in 2012/2013, the Board held a workshop in October 2013, and following approval of the draft plan in November 2013, the Board held a Community Open House and residents, tenants, show organizers and City staff were invited to participate, and all comments received were responded to within the Final Plan presented at this meeting.

He also addressed the main issues, which have been articulated in the Plan – transit, parking, protection of heritage lands at the east end of the grounds, and opening the grounds to the community.

The Board entered into a question/answer session, and the following was noted.

On a question from Mark Grimes with respect to Ontario Place being addressed in the Plan, Joe Berridge responded that Ontario Place is addressed.

On a question from Michael Layton with respect to the transportation strategy only addressing the Dufferin Bus, Dianne Young responded that this is only a staff perspective as to what Exhibition Place can achieve on its own.

It was agreed to amend the Public Space and Infrastructure Objective ‘E’ by including that staff will actively support public transit improvements to Exhibition Place; and to add an additional tactic to the Public Space and Infrastructure Objective - that staff will actively work with Metrolinx and City of Toronto to move the LRT Expansion to the next stage.

Connie Dejak noted that an objective related to a destination for the surrounding neighbourhoods is required. She questioned if Joe Berridge is aware that Ontario Place has completed its Strategic Plan. Joe Berridge responded that he understood Ontario Place would like to find a way to merge the two properties, but that funding is an issue.

Giorgio Mammoliti noted that he does not understand how our lands will raise additional funds for Exhibition Place. Joe Berridge responded that the Hotel will increase the value of the lands and will change people's perception of Exhibition Place. Dianne Young added that the Plan also included a goal to expand BMO Field.

Giorgio Mammoliti suggested that an Expression of Interest for Exhibition Place be undertaken for the entire site. Dianne Young responded that one of the tactics in the Plan is that staff will be looking at select pieces of land for development and what would be possible options, specifically with respect to the site west of Medieval Times and also within Bandshell Park, which will be submitted to the Board for consideration. She further added that needs of existing clients have to be taken into consideration should a Request for Expressions of Interest be undertaken because clients have options to move their event to other locations which would have a negative financial impact on the site.

Mark Grimes acknowledged and recognized Joe Berridge, his Associates and Dianne Young for their hard work in developing the Board's Strategic Plan.

On motion duly made by Gord Perks, seconded and **CARRIED**, it was **RESOLVED** that the Final Strategic Plan for 2014 to 2016 appended to Report No. 2 dated January 24, 2014 from the Chief Executive Officer, be **APPROVED**.

## 21. **A COOPERATIVE AND COORDINATED APPROACH TO PLANNING ONTARIO PLACE AND EXHIBITION PLACE**

The following was read out by Hugh Mansfield.

### **Motion to create an informal sub-committee group for the synchronization of current Strategic Plans of both Exhibition Place and Ontario Place.**

Moved by Hugh Mansfield and seconded by Wayne Copeland that an informal sub-committee "ONT-EX" working group be formed to help coordinate and synchronize the strategic plans for the Ontario Place and Exhibition Place lands. The group will be led by Hugh Mansfield and Wayne Copeland and be comprised of leading citizen experts from the private sector including, but not limited to, representation from the following sectors – education, sports and recreation, health, labour, finance, arts and entertainment, urban planning, land development, transit, engineering, government(s), professional services, architecture, retail, seniors and youth.

The information working group will be selected by Hugh Mansfield and Wayne Copeland to begin meetings in March 2014. The group will report back to the Board of Governors in 2014 on a report of findings and recommendations to ensure that expert opinions from the community are utilized to help guide a unified strategy(s) for the master plan development of Exhibition Place and Ontario Place lands.

Mark Grimes reminded the Board of what he has accomplished so far with respect to Ontario Place and the Province.

Mark Grimes provided an overview with respect to the motion adopted by City Council with respect to a cooperative and coordinated approach to planning Ontario Place and Exhibition Place; he would have preferred to see the motion proposed by Hugh Mansfield before today; and that he would like to speak with the City Manager and Provincial Officials prior to this informal sub-committee undertaking what is being requested.

It was duly moved by Gord Perks that the motion by Hugh Mansfield be approved in principle; and further that, the Chief Executive Officer meet with Hugh Mansfield and Wayne Copeland to draft a proposed terms of reference and proposed membership for the Ontario Place/Exhibition Place working group, and that subject report and terms of reference be considered by the Board at its April 11th meeting.

Upon the question of the foregoing motion, it was **APPROVED**.

On motion duly made by Michael Layton, seconded and **CARRIED**, it was **RESOLVED** that Report No. 12 from the Chair with respect to a Cooperative and Coordinated Approach to Planning Ontario Place and Exhibition Place, be received for **INFORMATION**.

## 22. **BMO FIELD EXPANSION**

Gord Perks noted that there will be enormous interest by the surrounding residents and that City staff need to be part of the Community Meeting. Through the Chair, Dianne Young advised that City staff have been invited to attend, namely – Eric Arm/City Finance (who was in attendance at today's meeting), and representatives from City Planning and Economic Development departments.

Michael Layton noted that the community needs to be heard prior to any report being submitted to City Council.

On motion duly made by Gord Perks, seconded and **CARRIED**, it was **RESOLVED** that Report No. 29 dated February 10, 2014 from the Chair of the Board with respect to the BMO Field Expansion, be received for **INFORMATION**.

## 23. **AMENDMENT TO MUZIK CLUBS INC. LEASE AGREEMENT**

The Chair advised that Muzik Clubs Inc. have requested that this report be deferred to the April 11<sup>th</sup> meeting of the Board.

On motion duly made by Connie Dejak, seconded and **CARRIED**, it was **RESOLVED** that Report No. 24 dated February 3, 2014 from the Chief Executive Officer with respect to an Amendment to Muzik Clubs Inc. Lease Agreement, be **DEFERRED** to the April 11<sup>th</sup> meeting of the Board.

## 24. **ELECTRONIC DANCE MUSIC CONCERTS**

Zlatko Starkovski and Jamie Besner expressed their views with respect to the September and December 2013 Electronic Dance Music Concerts held by Exhibition Place - in that they cater to minors in the age category of 12 to 16, with the majority of attendees consuming alcoholic beverages and using drug substances. Their view is that these types of events should not be entertained on the grounds.

A brief question/answer session ensued, and the following was noted.

On a question from Giorgio Mammoliti with respect whether Mr. Starkovski was coming to the Board because of his own interest, Mr. Starkovski responded that his interest is not to have these types of events on the grounds.

On a question from Gord Perks as to whether Mr. Starkovski stands by his letter attached to subject report which refers to events, Mr. Starkovski responded yes.

Gord Perks noted that Mr. Starkovski's commercial interest and a complaint with one of his competitors seems to be the topic of the letter from Mr. Starkovski as attached in Appendix "C" in the report.

### **RESOLUTION RE CLOSED SESSION**

On motion duly made by Wayne Copeland, seconded and **CARRIED**, it was **RESOLVED** that the Board go into Closed Session for the purposes of dealing with items of a proprietary, personnel and of a contractual nature.

The Board members Mark Grimes/Chair, Wayne Copeland, Connie Dejak, Michael Layton, Giorgio Mammoliti, Hugh Mansfield and Gord Perks reconvened in public session at 11:15 a.m. and concurred with the following proposal.

#### **25. ACCOUNTS RECEIVABLES – DIRECT ENERGY CENTRE, ALLSTREAM CENTRE & EXHIBITION PLACE AS AT JANUARY 31, 2014**

On motion duly made by Connie Dejak, seconded and **CARRIED**, it was **RESOLVED** that Report No. 20 dated January 31, 2014, and the Confidential Attachment 1 to subject report, from the Chief Executive Officer, be **APPROVED**, thereby authorizing the Accounts Receivables for Direct Energy Centre, Allstream Centre and Exhibition Place as at January 31, 2014.

#### **26. COMPENSATION PLAN FOR MANAGEMENT & EXCLUDED STAFF**

On motion duly made by Hugh Mansfield, seconded and **CARRIED**, it was **RESOLVED** that Report No. 21 dated January 30, 2014, and the Confidential Attachment 1 to subject report, from the Chief Executive Officer, be **APPROVED**, thereby authorizing the Compensation Plan for Management & Excluded Staff; and **FURTHER** that, staff report to the April 11<sup>th</sup> Board meeting on marketing bonuses.

#### **27. 2014 SALES UPDATE**

On motion duly made by Hugh Mansfield, seconded and **CARRIED**, it was **RESOLVED** that the 2014 Sales Update, be **DEFERRED** to the April 11<sup>th</sup> meeting of the Board.

#### **28. ELECTRONIC DANCE MUSIC CONCERTS**

Giorgio Mammoliti requested his comments made in Closed Session be reflected in the Public Session, wherein he indicated if Muzik Club Inc. is being discussed, the tenant and his associates have the right to be in the room while these discussions are taking place.



On a question from Giorgio Mammoliti with respect to minors (13 to 15) possibly having potential accidents on our property, and what is the liability to the Board, the Solicitor responded that this would have to be investigated and reported back to the Board.

On a question from Gord Perks with respect to having “Paid Duty Police” at these types of events and the number of same, Dianne Young responded that these types of events have “Paid Duty Police” and the number of Police required would depend on the number of tickets sold. She further added that representatives from Ambulance and Fire Services are also present at these types of events.

Connie Dejak would like more information provided on the Board’s liability insurance.

On a question from Michael Layton with respect to who provided the number of emergency calls related to the events in subject report, Dianne Young responded that the numbers were provided by the Promoter’s Security Services provider.

On a question from Giorgio Mammoliti as to why this report is before the Board, Dianne Young responded that the letter from Mr. Starkovski (attached as Appendix “C” to the report) was circulated to all Board members, and then some members of the Board asked the Chief Executive Officer to put this item on the next Board agenda.

Dianne Young noted there is a protocol in place for these types of events on the grounds which require officials from Ambulance, Fire and Police to be involved.

It was duly moved by Giorgio Mammoliti that Report No. 23 dated January 21, 2014 from the Chief Executive Officer with respect to Electronic Dance Concerts, be referred back to staff until the question of liability to the Board is addressed should potential accidents occur; and that staff report on the definition of what “all ages” is at these types of events.

Gord Perks proposed to move the recommendation in the subject report and reminded the Board that Exhibition Place has hosted many of these types of events over the years with no issues.

Michael Layton concurred with the comments made by Gord Perks.

The Chair proposed that the Board deal with the first motion moved by Giorgio Mammoliti.

It was duly moved by Giorgio Mammoliti that Report No. 23 dated January 21, 2014, and the Confidential Attachment 1 to subject report, from the Chief Executive Officer with respect to Electronic Dance Concerts, be **DEFERRED** to the April 11<sup>th</sup> meeting of the Board, wherein staff are to report on the definition of “all ages events”, and that the City Solicitor report on the question of liability to the Board should potential accidents occur at these types of events.

Upon the question of the adoption of the foregoing motion, the vote was 5 in favour and 2 against, hence the motion **CARRIED**

## 29. **DATE OF NEXT MEETING**

A Special Meeting of the Board, to be confirmed, is being held on **Friday, March 7, 2014 at 11 a.m.**

The next regular meeting of the Board is scheduled to be held on **Friday, April 11, 2014** at **8:30 a.m.**

30. **RESOLUTION RE ABSENTEEISM**

On motion duly made by Michael Layton, seconded and **CARRIED**, it was **RESOLVED** that Gloria Lindsay Luby and Sean Webser 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 12:00 p.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.)

\_\_\_\_\_  
Corporate Secretary

\_\_\_\_\_  
Chair

**VERIFIED** at a meeting of the Board of Governors of Exhibition Place held on the \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Chair