

**MINUTES**  
**THE BOARD OF GOVERNORS OF EXHIBITION PLACE**  
**Fountain Dining Room - Q.E. Bldg. - Exhibition Place**  
**Friday, June 25, 1999 - 9:45 a.m.**

The Board of Governors of Exhibition Place met in the Fountain Dining Room, Exhibition Place on Friday, June 25, 1999.

**PRESENT:** Joe Pantalone, Chair

Robert Bowman, John Downing, Fred Eisen, Chris Korwin-Kuczynski, Ken Lantz, Mario Giansante, David Miller, David Windrim, Deborah Woodman

**APOLOGIES:** Rob Davis, Carole Kerbel, Paul Valenti

**IHL GROUP:** Lyle Abraham, Ernie Coetzee, Lind Nyman, Frank Racioppo, Jim Smith, George Vrbos

**TRADELINK:** Charles Donley, Bruce Graham, Mitch Lenko, Eva Pyatt, Maggie Weaver

**ATTENDING:** Dianne Young, Interim General Manager/Exhibition Place  
Robert Hicks, Director of Finance  
Kathryn Reed-Garrett, Director/Business Development & Special Events  
Leo Lauro, Interim Director/Operations  
Fatima Scagnol, Corporate Secretary  
Danny Chui, Manager, Capital Works  
Ward Earle, Solicitor/City Legal Department  
Sito Mungcal, Administrative Assistant/General Manager  
Arlene Campbell, O&Y/SMG Canada, Interim General Manager/NTC  
Ron Taylor, O&Y/SMG Canada  
Beate Bowron, Urban Planning & Development Services  
Marty Gurrin, City of Toronto/Budget Department

Joe Pantalone presided and Fatima Scagnol acted as Secretary to the meeting. The meeting was called to order at 9:45 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.

None were declared

1. **IHL PROPOSAL FOR THE COLISEUM BUILDING, NTC COMPLEX**

On motion duly made by Fred Eisen, seconded by David Miller, and unanimously carried, it was resolved that recommendations 1, 2, 3, 4, 5, and 6 followed by amendments 7, 8 and 9 outlined below with respect to In-Camera Report No. 18 dated June 21, 1999 of the Interim General Manager regarding the IHL Proposal for the Coliseum Building, NTC Complex be **APPROVED**, as recommended by the Business Development Committee thereby authorizing that subject to the approval of the City Council, the Board;

- (1) Accept a conditional Offer to Lease with Coliseum Renovation Corporation ("CRC") for the Coliseum and Hall E (West Annex) (together referred to herein as "Coliseum") on the terms and conditions set out in the Appendix I attached which is a proposal from Ron Taylor, Managing Director, O&Y/SMG Canada (the "Proposal");
- (2) Authorize and direct the appropriate Board officials to enter into the conditional Offer to Lease with CRC in the form and substance as set out in Schedule "A" attached to the Proposal and such other terms and conditions satisfactory to the Interim General Manager and the City Solicitor;
- (3) Request City Council to:
  - (a) declare surplus the lands and buildings known as the Coliseum located at Exhibition Place;
  - (b) approve of the intended method of disposal of the Coliseum by way of a 49-year lease to CRC;
  - (c) authorize and direct that all steps necessary to comply with By-law No. 551-1998 be taken; and
  - (d) provide authorization for the proposed lessee to take all steps necessary to undertake its due diligence inquiries.
- (4) Direct the Interim General Manager of Exhibition Place, once notice has been given under By-law No. 551- 1998, to report back to the Policy and Finance Committee and City Council at its meeting of September 28, 1999, seeking the City's acceptance of the Offer to Lease and final approval of a grant of a leasehold interest for 49 years to CRC;
- (5) Establish a subcommittee of the Board composed of the Chair, Vice-Chair and any members of the Board the Chair deems necessary, to provide guidance to staff in further negotiations with CRC and other related matters; and,
- (6) Direct O&Y/SMG Canada, as manager of the National Trade Centre Complex and the Interim General Manager of Exhibition Place, in consultation with the subcommittee of the Board referred to in Recommendation 5, to conduct the necessary investigations during the Due Diligence period, negotiate the terms and conditions of lease agreement with CRC and oversee the development of the design, plans and schedule for the renovations of the Coliseum, all subject to the satisfaction of the City Solicitor as required; and **FURTHER** that:
- (7) At all times, the upkeep by CRC of the Coliseum and equipment should be to the satisfaction of the Board of Governors;
- (8) The Sub-committee established by the Board pursuant to recommendation 5 above should negotiate with CRC for a minimum guaranteed revenue to the Board from parking fees; and

- (9) In the event that construction of the Coliseum costs less than \$32 million the Subcommittee of the Board established pursuant to recommendation 5 above should reconsider the lease terms including increases to the base rent to same proportion as the decrease in construction costs; and if the final cost of construction is substantially less than \$32 million, the Board may at its sole option, decide not to proceed with the project.

The IHL Team was thanked for their participation and excused from the meeting.

## 2. MINUTES OF PREVIOUS MEETING

On motion duly made by Fred Eisen seconded by Robert Bowman, and **CARRIED**, it was **RESOLVED** that the Minutes of Meeting of the Board of Governors held on May 28, 1999, 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 proposal.

### 3. ACCOUNTS PAYABLE FOR THE MONTH OF MAY 1999

Upon the question of the adoption of Report No. 2 of the Director of Finance entitled "**Accounts Payable for the Month of May 1999**", it was **APPROVED**, as recommended by the Executive Committee.

### 4. 1999 CAPITAL WORKS PROGRAM PROGRESS REPORT

Upon the question of the adoption of Report No. 3 of the Manager/Capital Works entitled "**1999 Capital Works Program Progress Report dated June 10, 1999**", it was **RECEIVED**, as referred by the Executive Committee.

### 5. POLICY OF SCOPE-OF-WORK CHANGE FOR CAPITAL PROJECTS

Upon the question of the adoption of Report No. 5 of the Interim General Manager entitled "**Policy of Scope-of-Work Change for Capital Projects**", it was **DEFERRED** to the next meeting of the Board.

### 6. 1999 CNE – VOLUNTEERS'/ASSOCIATES'/GUESTS' PRIVILEGES

Upon the question of the adoption of Report No. 6 of the Corporate Secretary entitled "**1999 CNE – Volunteers'/Associates'/Guests' Privileges**", it was **RECEIVED**, as referred by the Executive Committee.

7. **MANAGEMENT REPORT – EXHIBITION PLACE PROGRAM**

Upon the question of the adoption of Report No. 7 of the Interim General Manager entitled “**Management Report – Exhibition Place Program**”, it was **RECEIVED**, as referred by the Executive Committee.

8. **STADIUM – SEAT SALE INFORMATION**

Upon the question of the adoption of Report No. 8 of the Interim General Manager entitled “**Stadium – Seat Sale Information**”, it was **RECEIVED**, as referred by the Executive Committee.

9. **CNEA SPONSORSHIP AGREEMENTS**

Upon the question of the adoption of Report No. 10 of the Corporate Secretary entitled “**CNEA Sponsorship Agreements**”, it was **APPROVED**, as recommended by the Executive Committee.

10. **TORONTO POLICE MOUNTED UNIT HEADQUARTERS HORSE PLACE**

Upon the question of the adoption of Report No. 11 of the Director/Business Development entitled “**Toronto Police Mounted Unit Head Quarters – Horse Palace**”, it was **APPROVED**, as recommended by the Executive Committee.

Chris Korwin-Kuczynski excused himself from the meeting at 10:00 a.m.

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

11. **FACILITY & EVENT SECURITY SERVICES FOR THE NTC**

Mr. George Sheperd was introduced and welcomed to the meeting. Mr. Sheperd made a deputation with respect to subject report (a hard copy of his presentation is appended to the official minutes of this meeting.)

On motion duly made by Robert Bowman, seconded by Ken Lantz, and **CARRIED** it was **RESOLVED** that Report No. 12 of the Interim General Manager/Exhibition Place, and the Interim General Manager/NTC be **APPROVED**, as recommended by the Executive Committee, thereby authorizing an agreement with Trillium Security Services for Facility & Event Security in the NTC and Automotive Building, this being the overall lowest bid which meets or exceeds all requirements; and **FURTHER** that, the Fair Wage Officer, through the City Solicitor ensure that every employee with Trillium Security Services during the term of the agreement is paid \$10.50 an hour; and **FURTHER** that, the agreement with Trillium Security Services be for one year and that an analysis of said agreement be reported back to the Board.

Mr. Sheperd was thanked for his attendance and excused from the meeting.

12. **AGREEMENT RESPECTING TRADELINK**

Mr. Bruce Graham, Director of Business Development for the City's Economic Development Division was acknowledged and introduced.

Mr. Graham provided the Board with a powerpoint presentation with respect to TradeLink. A hard copy of the presentation was distributed to the members and a copy is appended to the official minutes of this meeting.

On motion duly made by Fred Eisen, seconded by Robert Bowman, and **CARRIED**, it was **RESOLVED** that Report No. 13 of the Interim General Manager be **APPROVED**, as recommended by the Executive Committee, thereby authorizing an agreement with the City of Toronto respecting the TradeLink space at the NTC on the terms and conditions set out in subject report and such other terms and conditions satisfactory to the Interim General Manager and the City Solicitor advising the Board; and **FURTHER** that, representatives of TradeLink meet with representatives of TEDCO to further discuss the program prior to subject report being submitted to City Council.

13. **NTC MANAGEMENT REPORT FOR MAY 31, 1999**

On motion duly made by Fred Eisen, seconded by Mario Giansante, and **CARRIED**, it was **RESOLVED** that Report No. 9 of the Interim General Manager/NTC with respect to the NTC Management Report for May 31, 1999, be **RECEIVED**, as referred by the Executive Committee.

14. **DUFFERIN STREET MEN'S PUBLIC WASHROOM**

On motion duly made by Mario Giansante, seconded by Fred Eisen, and **CARRIED**, it was **RESOLVED** that Report No. 4 of the Interim General Manager with respect to the Dufferin Street Men's Public Washroom, be **RECEIVED**, as referred by the Executive Committee.

15. **GENERAL MANAGER, NATIONAL TRADE CENTRE**

Ron Taylor advised that Mr. Ernest Vincent has been engaged as the General Manager for the NTC and will commence employment on July 6, 1999. A career profile for Mr. Vincent was distributed to the Members and a copy is appended to the official minutes of this meeting.

Fred Eisen and David Miller excused themselves from the meeting at 10:50 a.m.

16. **STADIUM DEMOLITION PROJECT BUDGET**

The Interim General Manager gave a detailed presentation with respect to the Stadium Demolition Project Budget. A hard copy of the presentation was distributed to the Members and a copy is appended to the official minutes of this meeting.

The Board entered into a question/answer session with respect to subject report, which resulted in the following.

On motion duly made by Robert Bowman, seconded by Ken Lantz, and **CARRIED**, it was **RESOLVED** that Report No. 14 of the Interim General Manager with respect to the Stadium Demolition Project Budget be **RECEIVED**; and **FURTHER** that, staff be authorized to proceed with the three projects noted under "Remaining Work For Stadium Project, namely Additional Landscaping Improvements (budget of \$250,000), Relocate Technical Services (budget of \$90,000), and Storage Relocation (budget of \$130,000); and **FURTHER** that, staff provide a further report on these three projects as they progress.

A recorded vote with respect to the foregoing motion was requested.

**YEAS** -- Robert Bowman, John Downing, Ken Lantz, Joe Pantalone, David Windrim, Deborah Woodman -- total of 6.

**NAYS** -- Mario Giansante -- total of 1.

17. **DATE OF NEXT MEETING**

The next meeting of the Board of Governors is scheduled to be held on **Monday, July 26, 1999 at 8:30 a.m.**

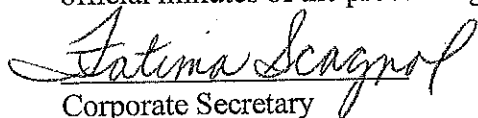
18. **RESOLUTION RE ABSENTEESIM**

On motion duly made by Mario Giansante, seconded by Robert Bowman, and **CARRIED**, it was **RESOLVED** that Rob Davis, Carole Kerbel, and Paul Valenti having informed the office of the Corporate Secretariat of their unavailability to attend this meeting of the Board, be **EXCUSED**.

**ADJOURNMENT**

There being no further business, the Board adjourned the meeting at 11:15 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.)

  
Corporate Secretary

\_\_\_\_\_  
Chair

**VERIFIED** at a meeting of the Board of Governors of Exhibition Place held on the \_\_\_\_ day of \_\_\_\_\_, 1999.

\_\_\_\_\_  
Chair