**EXHIBITION PLACE**

February 25, 2002

To: The Board of Governors of Exhibition Place

From: Dianne Young
General Manager & CEO

Subject: **Sale of Mobile Grandstand Stage**

Recommendations:

It is recommended that the Board enter into an agreement of sale with Priestly Demolition Inc. for the mobile grandstand stage at a sale price of \$5,150.00 subject to terms and conditions satisfactory to the General Manager & CEO and to the City Solicitor.

Background:

At its meeting of June 19, 1998, the Board approved of the demolition of the Exhibition Place Grandstand.

Discussion:

In June, 1998, the Board issued a Tender for the demolition of the Grandstand Stadium and removal of the mobile stage was part of this tender. The bids submitted for the part of this project related to the removal of the mobile stage ranged from a cost to the Board of \$10,000.00 to a payment to the Board for scrap of \$1,000. On review of the bids for the demolition project, it was decided to retain the mobile stage because at the time it was thought that the Stadium parking lot could be used as a site for ticketed concerts and other events using the stage. The mobile stage was built on site by the Board in 1977 and was used throughout the 80's and 90's for concerts within the Exhibition Grandstand. The mobile stage was last used for a concert in August 1994.

Since the demolition of the Grandstand, the mobile stage has not been used at all as a performance venue and has only been used three times as a reviewing stand for the Caribana Parade at no cost to Caribana. While the CNE first contemplated using the stage in 1998 as its midway stage, it was determined that the stage was much too large for the entertainment engaged for this venue and also preparing the mobile stage for use was more costly than construction of a smaller stage. As stated above, the original intent of retaining the stage was to market the Stadium Site as a venue for ticketed performances. However, while there has been some limited interest from third parties in using this venue for this purpose, this option has proved much too costly as a producer would have to completely fence and gate the area; provide seating; and pay the IATSE costs associated with outfitting the

mobile stage for a concert. Most recently, the mobile stage was proposed to be used for the 2002 World Youth Days Event but now the organizers of that event have decided for operational reasons to construct a new stage.

The mobile stage sits unutilized in an area that is a prime parking location during the trade and consumer show season and in the centre of the midway during the CNE. The mobile stage occupies approximately 90 parking stalls which could have the potential of generating \$50,000 if used to the same extent as the remainder of the Stadium Parking lot during the trade and consumer show season. At present, Exhibition Place has not had to spend any operational dollars to maintain the stage however, over the years the stage will deteriorate and need repairs since the mobile stage sits in the centre of the site and is open to vandalism.

Finally, given the Board direction to upgrade Bandshell Park to improve this area as a festival site, staff began to explore options with respect to other uses for the mobile stage. Exhibition Place staff contacted City departments (Parks, Special Events) and other venues (ie Downsview lands; Toronto Zoo) that may have use for the stage but none were interested mainly because of the size of the stage (too large for their needs) and the inability to move the stage. These are the same limitations faced by the Board in making use of the stage.

Given this response, Exhibition Place, through the City of Toronto Purchasing Department advertised the mobile stage for sale. While 21 firms were invited to submit offers, only two offers were received, the highest offer of \$5,150.00 from Priestly Demolition Inc.

Conclusion:

It is recommended that the Board sell the mobile stage to Priestly Demolition Inc. for \$5,150.00 on an "as is" basis with a requirement for Priestly Demolition Inc. to remove the mobile stage from the grounds on or before April 22, 2002. This early removal date will allow for the more timely construction of the stage for the World Youth Days event and the 2002 Molson Indy move-in/move-out than could be accomplished if the mobile stage remains in place.

Contact:

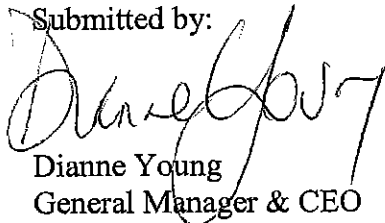
Dianne Young, General Manager & CEO

Telephone: (416) 263-3611

Fax: (416) 263-3640

Email: dyoung@explace@explace.on.ca

Submitted by:



Dianne Young
General Manager & CEO